



Your Perfect Opportunity !!



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## 19b Beaumont Street, Clovelly Park

Sold for \$630,000 (Oct 11, 2023)

Delightful Community Titled rendered three bedroom, low maintenance home, at an easy distance to everything you need as a future home buyer, down-sizer, retiree or investor. PLEASE NOTE: Currently rented for \$490 p/w until 11/07/24.

### INDOOR FEATURES INCLUDE:

- Three carpeted bedrooms, main with walk-in-robe, and second with built-in-robe
- Good sized lounge and dining area with timber floating floors to living areas
- Large modern kitchen with island breakfast bar, gas cooker and range-hood, double sink and dishwasher
- Well proportioned bathroom with second toilet
- Laundry with floor-to-ceiling built-in storage, and good sized trough
- Closet and linen storage
- Ducted reverse cycle air conditioning

Property ID: L23922293

Property Type: House

Building / Floor Area: 112

Garages: 1

Land Area: 224.0 sqm

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- Rheem gas hot water service

OUTDOORS INCLUDES:

- Secluded common area paved driveway
- Main bedroom courtyard with garden shed and gate access to driveway
- Paved rear verandah with café screens
- Rear lawned and garden area
- Rain tank and clothesline
- Lock up panel lift garage
- Rear manual roller door for back yard access
- Solar power perfect for today's environment

This Community Titled home is close to Sacred Heart College Campus, Clovelly Park Primary School, Oaklands Estate Kindergarten, Hamilton Secondary College, Flinders University, Park Holme Shopping Centre, Mitchell Park Oval, Rosslyn Street Reserve, Shepherds Hill Recreation Park, Ascot Park and Mitchell Park Train Stations and other local public transport.

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Council: Marion

Council Rates: \$1,429.16 per annum

SA Water: \$157.09 per quarter

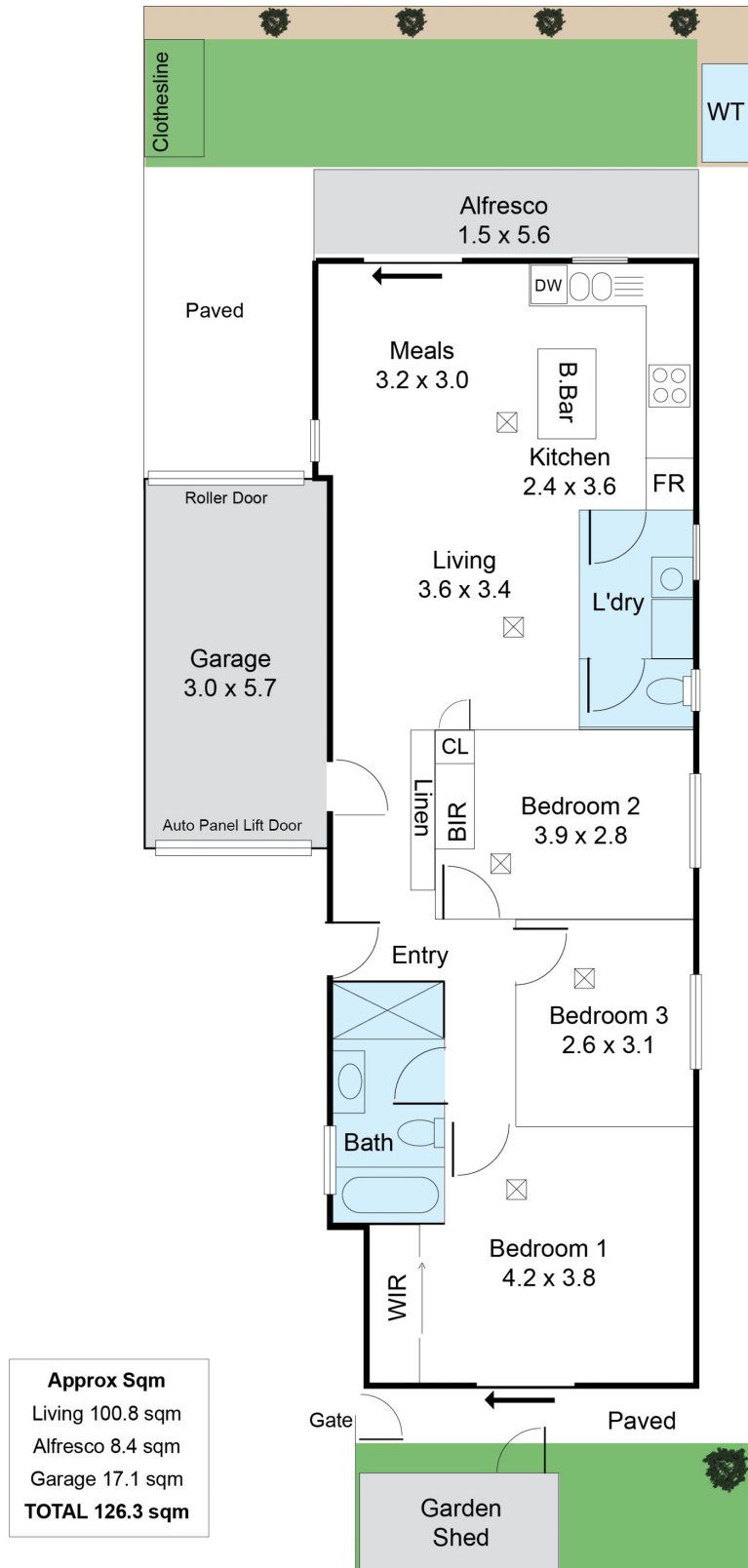
ESL: \$131.60 per annum

Community Insurance: \$205.03 per annum

Living Area: 112 sqm (approx)

Year Built: 2007

Zoning: General Neighbourhood



This drawing is for illustration purposes only. All measurements are approximate only and information to be relied upon should be independently verified.