



84 Sturt Avenue, Clapham

Endless Potential In A Highly Sought After Location

Lovingly held by the one family for many decades, this cherished home is now ready to close one chapter and welcome its next. Set on a generous 778sqm allotment, it presents an outstanding opportunity to update, enhance and reap the rewards for years to come.

Positioned in an exceptionally convenient and highly desirable location, you'll enjoy close proximity to Mitcham shopping precinct, quality schooling, public transport and an easy commute to the CBD - approximately 20 minutes away.

The home itself offers spacious proportions, featuring an L-shaped lounge and dining area, four well sized bedrooms (two with built-in robes), two bathrooms and a large family kitchen at the heart of the home.

Outdoors, an extensive undercover entertaining area provides the perfect space for gatherings, complemented by a detached rumpus room and additional storage garage - ideal for families, hobbies or future versatility.

This is a rare opportunity to secure a solid, much loved home in a

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AUCTION

Sat 21st Mar @ 11:00AM

VIEW

Sat 7th Mar @ 1:00PM - 1:30PM

AGENTS

Jarad Henry
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Debbie Mundy
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AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

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prime location, ready for its new owners to add their personal touch and create lasting memories for many years to come.

Property Details:

Council: Mitcham

Council Rates: \$2030.45pa

SA Water: \$216.53pq

House Size: 215sqm

Land Size: 778sqm

Year Built: 1957

For further information please contact Jarad Henry or Debbie Mundy.

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Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 182909

MORE DETAILS

Property ID	QB2GW0
Property Type	House
House Size	215 m2
Land Area	778 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |

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Debbie Mundy 0401 597 482

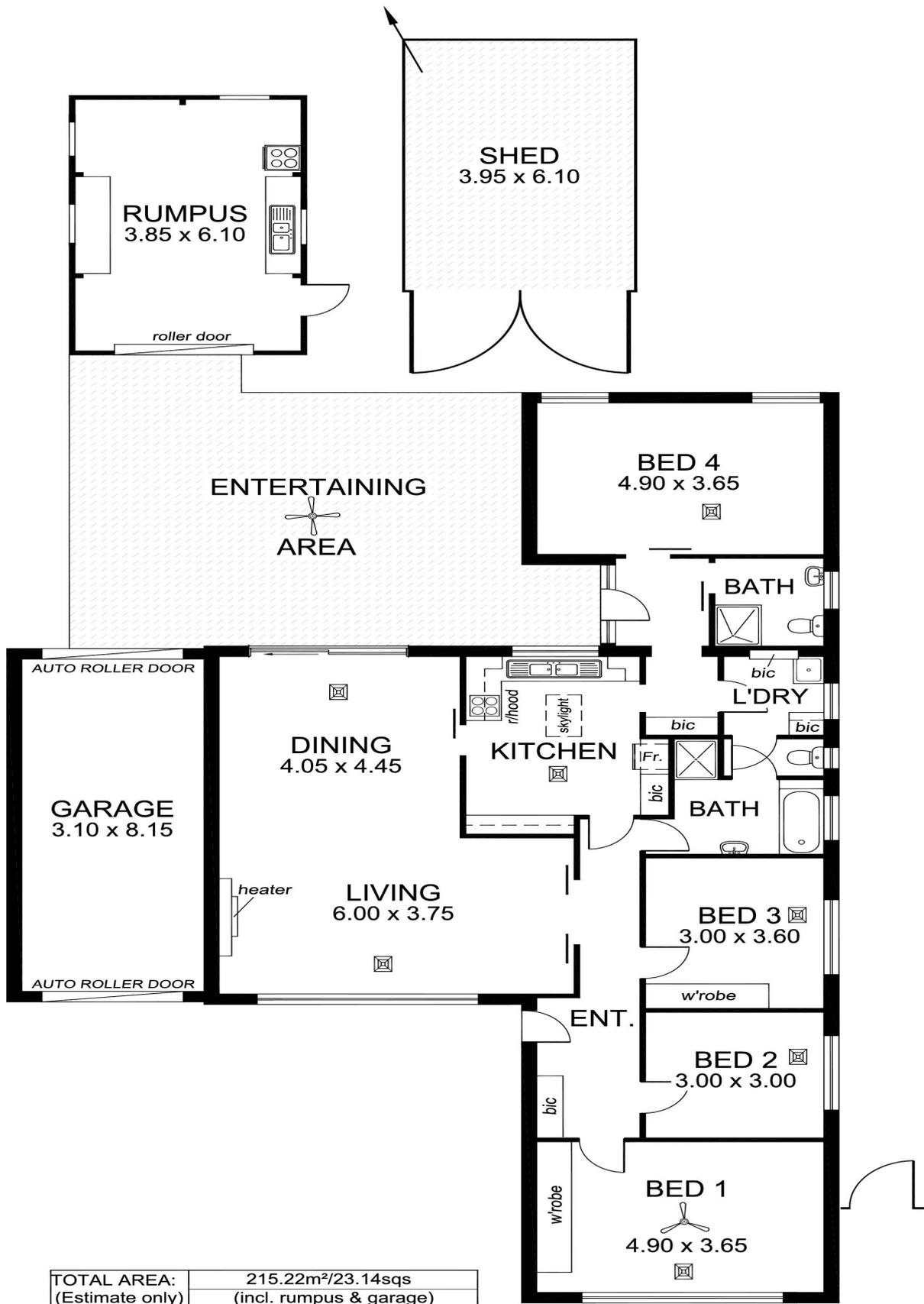
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

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All measurements are approximate only and information
intended to be relied upon should be independently verified.

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