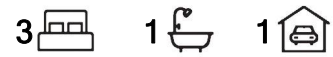




Clarence Park, 12 William Street

Location | Charm | Potential



Set on a generous 697sqm allotment, this much-loved family home boasts wonderful street appeal and situated in a highly sought-after location between the sea and the city. Offering endless potential, it's the perfect opportunity to update, renovate, and create your dream space for years to come.

Featuring an L-shaped lounge and dining area, an updated eat-in kitchen with ample cupboard and bench space plus a dishwasher. 3 well-sized bedrooms all with built-in robes. The original bathroom highlights classic terrazzo flooring, while a quaint sunroom provides a peaceful retreat with garden views.

Outdoors, you'll find a spacious undercover entertaining area, two powered garden sheds, and a good-sized rear garden-perfect for gardening enthusiasts, or a safe space for children and pets to enjoy. Additional features include a separate laundry, carport with extra off-street parking, ducted evaporative cooling and gas heating.

For Sale
UNDER OFFER

View
ljhooker.com.au/PWWGW0

Contact
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LJ Hooker Glenelg | Brighton
(08) 8294 6000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

This property is a wonderful canvas to create your ideal home, combining original charm with modern potential in a highly desirable location.

Property Details:

Council: City of Unley

Council Rates: \$1515pa

SA Water: \$818.24pa

House Size: 141sqm

Year Built: 1960

Land Size: 697sqm

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

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.

RLA 182909

More About this Property

Property ID	PWWGW0
Property Type	House
Land Area	697 m ²

Jarad Henry 0418 842 701

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Debbie Mundy 0401 597 482

Sales Consultant | debbie@ljhglenelgbrighton.com.au

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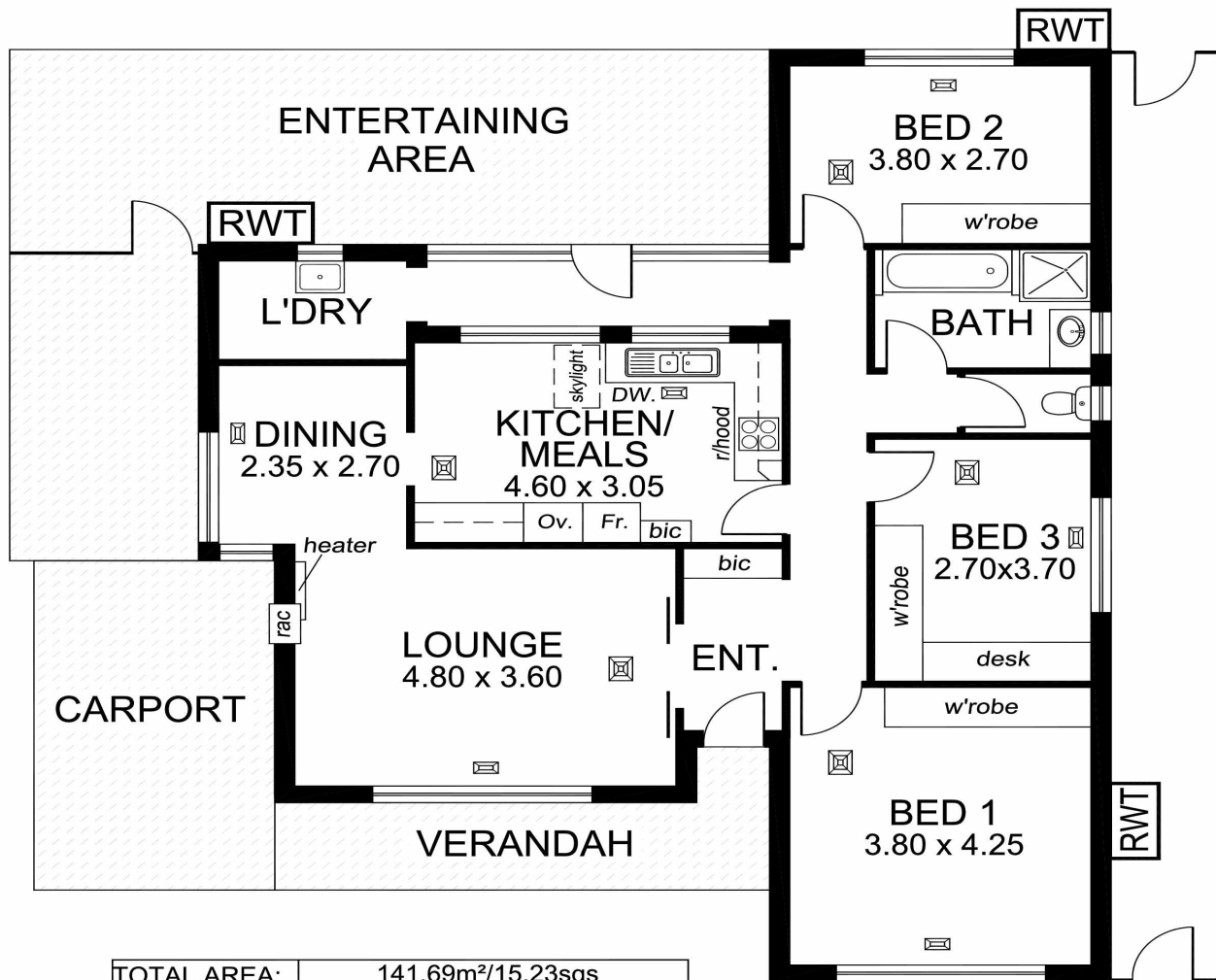
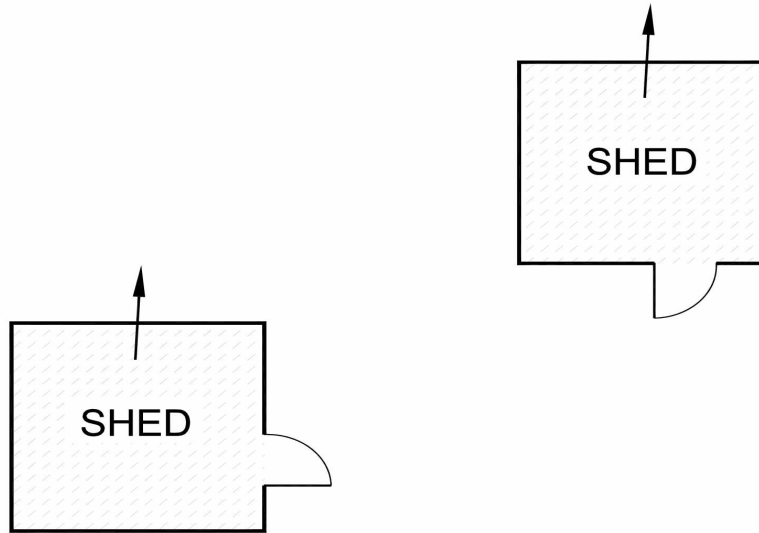
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TOTAL AREA:	141.69m ² /15.23sqs
(Estimate only)	(incl. verandah & carport)

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