

## Clarence Park, 50 Gordon Road

### Solid Brick Beauty in Leafy Setting



This well kept family home on the market for the first time in 40 years. Located within a sought after school zone and leafy setting, it is ready to embark on its next chapter. Whether you choose to move in and enjoy it as is or make updates over time, the possibilities are limitless.

This well kept solid brick home features a large lounge and meals area, fitted with two AC units and a separate heater. The kitchen offers a functional workspace as is, or can be transformed into the kitchen of your dreams.

The three bedrooms are all off the main hallway, with the master bedroom offering plenty of space. A centrally located bathroom includes a bathtub, plus a separate WC, while the laundry at the back of the home is a perfect blank canvas for adding in shelving or cupboards.

**For Sale**  
\$1,040,000

**View**  
[ljhooker.com.au/XAZHDM](http://ljhooker.com.au/XAZHDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

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Heading outside, the back verandah runs the length of the house, offering an ideal undercover entertaining zone. The gardens are well kept including a handful of established fruit trees, plus lawn for children and pets to play. The home is fully fenced for peace of mind, and offers ample off street parking including a drive through garage and carport parking.

Surrounded by cafes and eateries enjoyed by many locals. An arms reach to multiple public transport options including Emmerson train station, the tram further up and bus stops on both Cross Road and South Road. Black Forest Primary and zoned for Adelaide High and Adelaide Botanic High Schools

#### Key Features

- Spacious lounge and meals area with large windows and two air conditioners
- Functional kitchen with ample storage, can be renovated into the kitchen of your dreams
- Three good sized bedrooms
- Central bathroom with bathtub, and separate WC
- Laundry room at the back of the home
- Back verandah runs the length of the home, ideal for entertaining
- Gardens include established fruit trees, and lawn areas for children and pets to play
- Fully fenced property
- Ample off-street parking including a drive through garage and carport parking
- Zoned for the sought after Adelaide High and Adelaide Botanic High Schools

#### Specifications

Title: Torrens Titled

Year built: c1966

Land size: 510sqm (approx)

Site dimensions: 16.76m x 30.48m

Council: City of Unley

Council rates: \$1,365.40pa (approx)

ESL: \$107.20pa (approx)

SA Water & Sewer supply: \$132.12pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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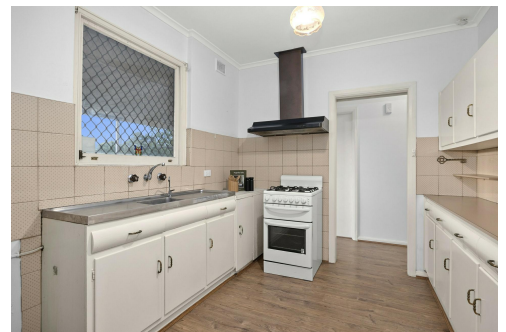
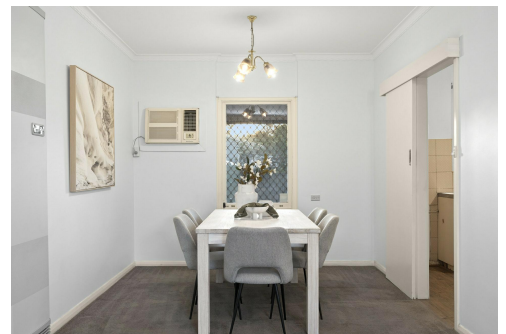
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## More About this Property

<b>Property ID</b>	XAZHDM
<b>Property Type</b>	House
<b>Land Area</b>	510 m2
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport

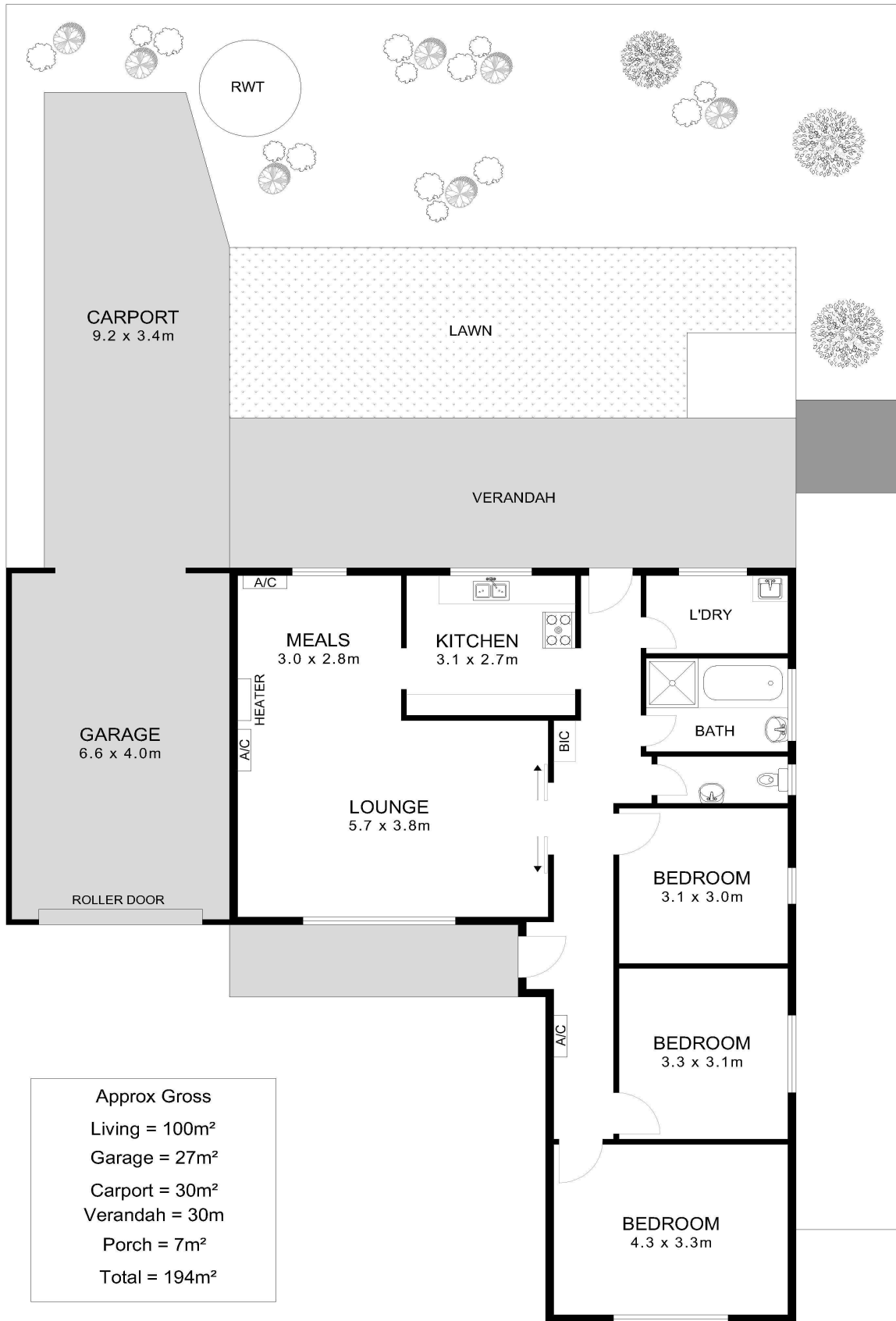
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Approx Gross  
 Living = 100m<sup>2</sup>  
 Garage = 27m<sup>2</sup>  
 Carport = 30m<sup>2</sup>  
 Verandah = 30m<sup>2</sup>  
 Porch = 7m<sup>2</sup>  
 Total = 194m<sup>2</sup>

## 50 Gordon Road Clarence Park

For Illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography