



1C Reading St, Clearview

Warm, Welcoming & Wonderfully Located

Best Offers by Monday 22 June, 5pm - Unless Sold Prior

Set on a bright and airy corner allotment, this striking 2021-built modern residence delivers the perfect blend of style, space and low-maintenance living in the ever-popular suburb of Clearview.

An exciting opportunity for budding families, savvy investors, downsizers or professionals, the home is superbly positioned just a short stroll to 1947 Coffee Co, public transport, local schools, everyday conveniences and main arterial roads.

A fully enclosed front courtyard creates a secure and private entrance, setting the tone for the beautifully presented interiors beyond. Step inside and be welcomed by crisp neutral tones, tall ceilings and a thoughtful floorplan designed for effortless everyday living.

The master bedroom is positioned at the front of the home and features a walk-in robe and stylish ensuite, while the second bedroom includes a built-in robe and enjoys access to a private water closet. Further along the hallway, you will find internal access to the single automatic garage with storage, a well-appointed laundry with built-in

3  2  1 

FOR SALE

Best Offers by 22/6 (USP)

VIEW

Sat 6th Jun @ 10:00AM - 10:30AM

AGENTS

Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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.

 **LJ Hooker**

cupboards and dual washer/dryer provisions, plus a third bedroom privately positioned toward the rear and serviced by the spacious main bathroom.

At the heart of the home, the open-plan kitchen, dining and family area is warm, inviting and beautifully appointed — a true central hub made for entertaining, relaxing and creating lasting memories. The kitchen is a standout, showcasing a large island breakfast bar, butler's pantry, generous bench and cupboard space, five-burner gas cooktop, dual sink, chic black appliances and stone benchtops.

Flowing outdoors, the private alfresco entertaining area is framed by lush greenery and a compact lawn, offering a peaceful and low-maintenance space to unwind or entertain. Secure gated side access connects to the front courtyard, with additional access through to the garage.

Further notable features include ducted reverse-cycle air-conditioning, a 5.5kW solar panel system, rainwater tank and gas hot water system.

Stylish, secure and superbly located, this impressive modern home is ready to be enjoyed from day one — a wonderful Clearview opportunity not to be missed.

Certificate of Title and Form Ones available upon request

Home Built: 2021

Torrens Titled

Allotment Size: 301m2

Title: Volume 6254 Folio 670

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$ Per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

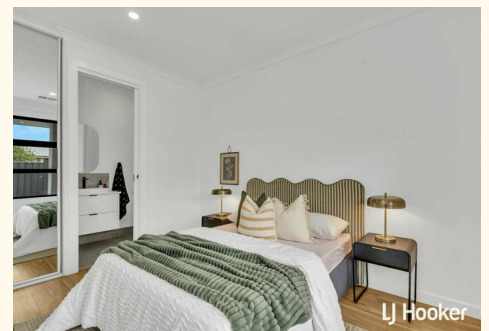
Property ID	3Q0HRU
Property Type	House
Including	Toilets (3)

Harvey Bloomfield 0410 658 617

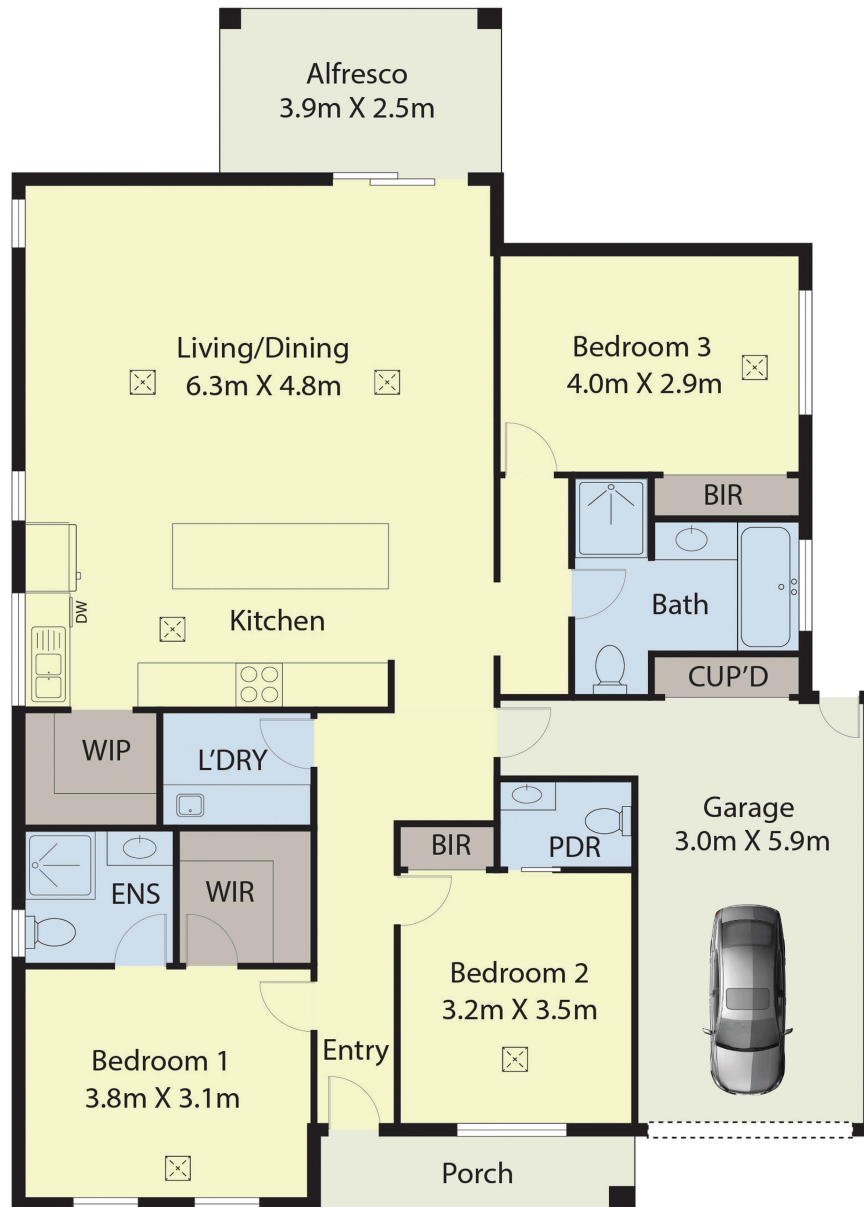
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