

Clearview, 31A Fairview Tce

Modern Elegance in Prime Clearview Location

Welcome to 31A Fairview Tce, an exceptional, architecturally designed residence that epitomises modern elegance and comfort. Nestled in the highly sought-after suburb of Clearview, this striking home seamlessly blends sophisticated design with family-friendly functionality, offering an upscale lifestyle in a prime location.

Boasting a generous and well-thought-out floor plan, this home features multiple light-filled living and dining spaces, perfect for both relaxed family living and formal entertaining.

At the heart of the home, the gourmet kitchen is a chef's dream, featuring premium stone countertops, high-quality stainless-steel appliances, ample cabinetry, a breakfast bar, and a spacious walk-in butler's pantry. The open-plan family and dining zones provide seamless interaction, making it ideal for everyday living and hosting guests.

The elegant master suite is a true sanctuary, offering a walk-in wardrobe and a beautifully



For Sale
Please Call

View
ljhooker.com.au/3MUHRU

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LJ Hooker Prospect
(08) 8269 4645

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.

designed ensuite, accessed via a his-and-hers robe. The two remaining bedrooms are well-proportioned, featuring built-in robes, and are serviced by a centrally located modern bathroom, creating a sense of relaxation and style.

Step outside to your private backyard oasis, where a large alfresco entertaining area under the main roof provides stunning views of the elevated lawn and lush, well-maintained foliage within neat retaining walls/a perfect setting for unwinding or hosting gatherings with family and friends.

This home also boasts energy efficiency with a Sonnen Battery Eco 8.2 system, connected to 17 solar panels via an app for seamless monitoring of energy consumption. This 8kW battery backup system ensures essentials like the fridge, lights, and phone charging remain operational even during power outages.

Additional highlights include a double garage with internal access and a dedicated workbench setup featuring a stainless steel bench-top, drawers, and ample storage. A Fujitsu five-zone ducted reverse-cycle air-conditioning system ensures year-round comfort. Plantation shutters and outdoor roller shutters on selected windows provide privacy and insulation, while stylish floor-to-ceiling sheer blinds on selected windows and doors add a modern touch. A 3x3m garden shed with concrete flooring offers extra storage space. Super-fast internet speeds exceeding 100Mbps allow for seamless streaming and gaming, while higher standard insulation in the walls and ceilings enhances energy efficiency.

Situated in an unbeatable location, this stunning home is just moments from highly regarded schools, many local shopping conveniences, scenic parklands, public transport, and major arterial roads, ensuring ultimate convenience at your doorstep.

Certificate of Title and Form Ones available upon request

Home Built: 2018

Torrens Titled

Allotment Size: 520m²

Title: Volume 6181 Folio 80

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$ Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134



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More About this Property

Property ID	3MUHRU
Property Type	House
Land Area	520 m2

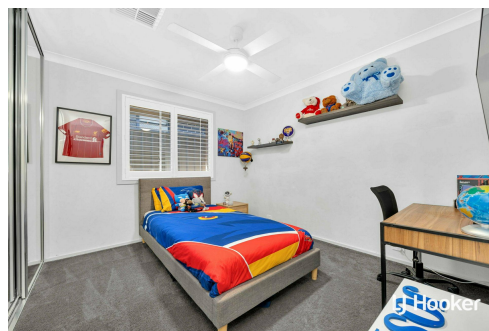
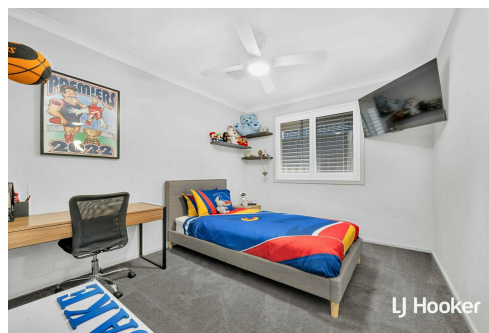
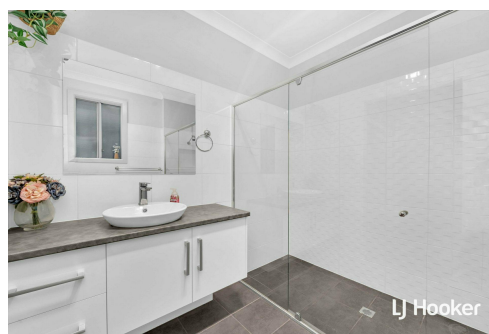
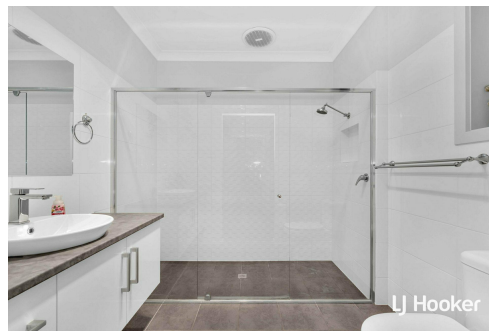
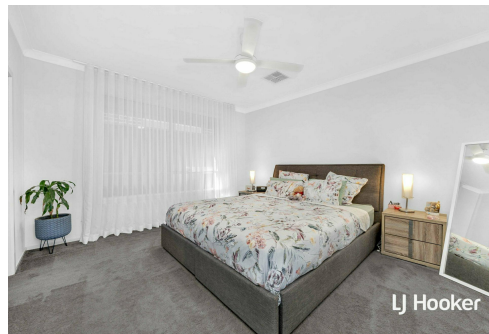
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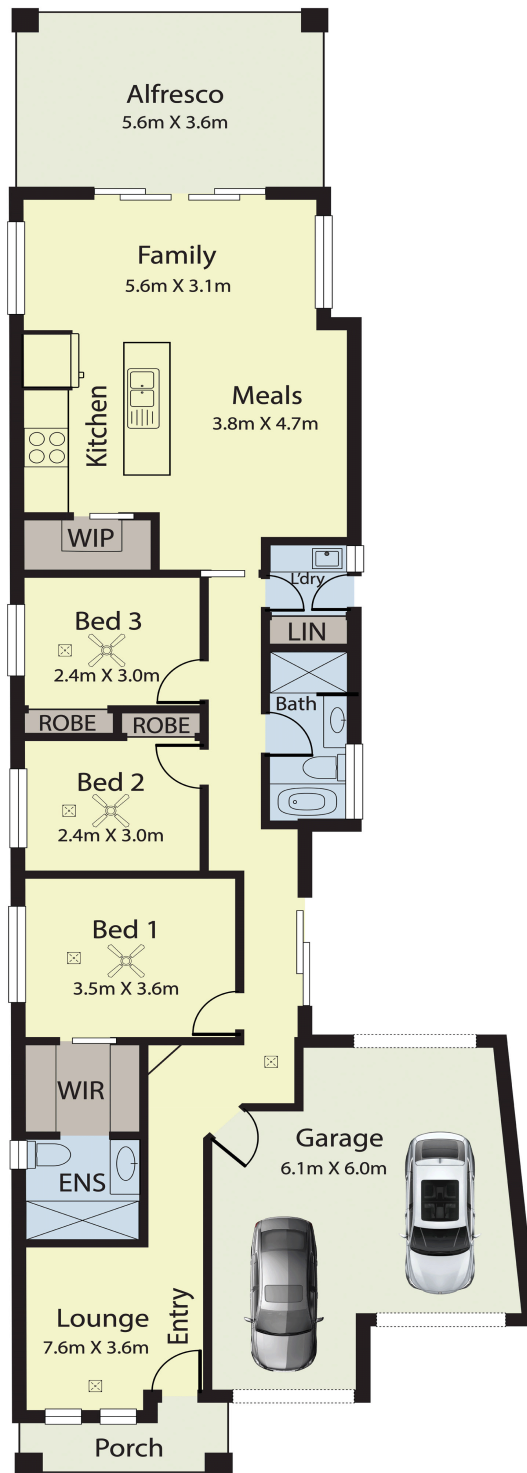


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31A Fairview Terrace,
CLEARVIEW



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

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