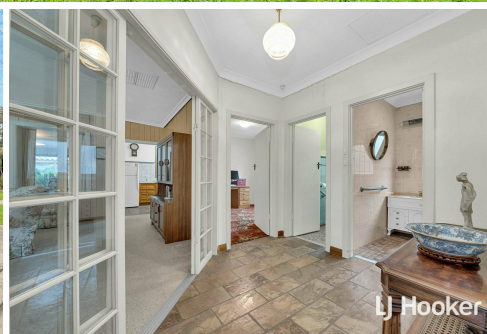
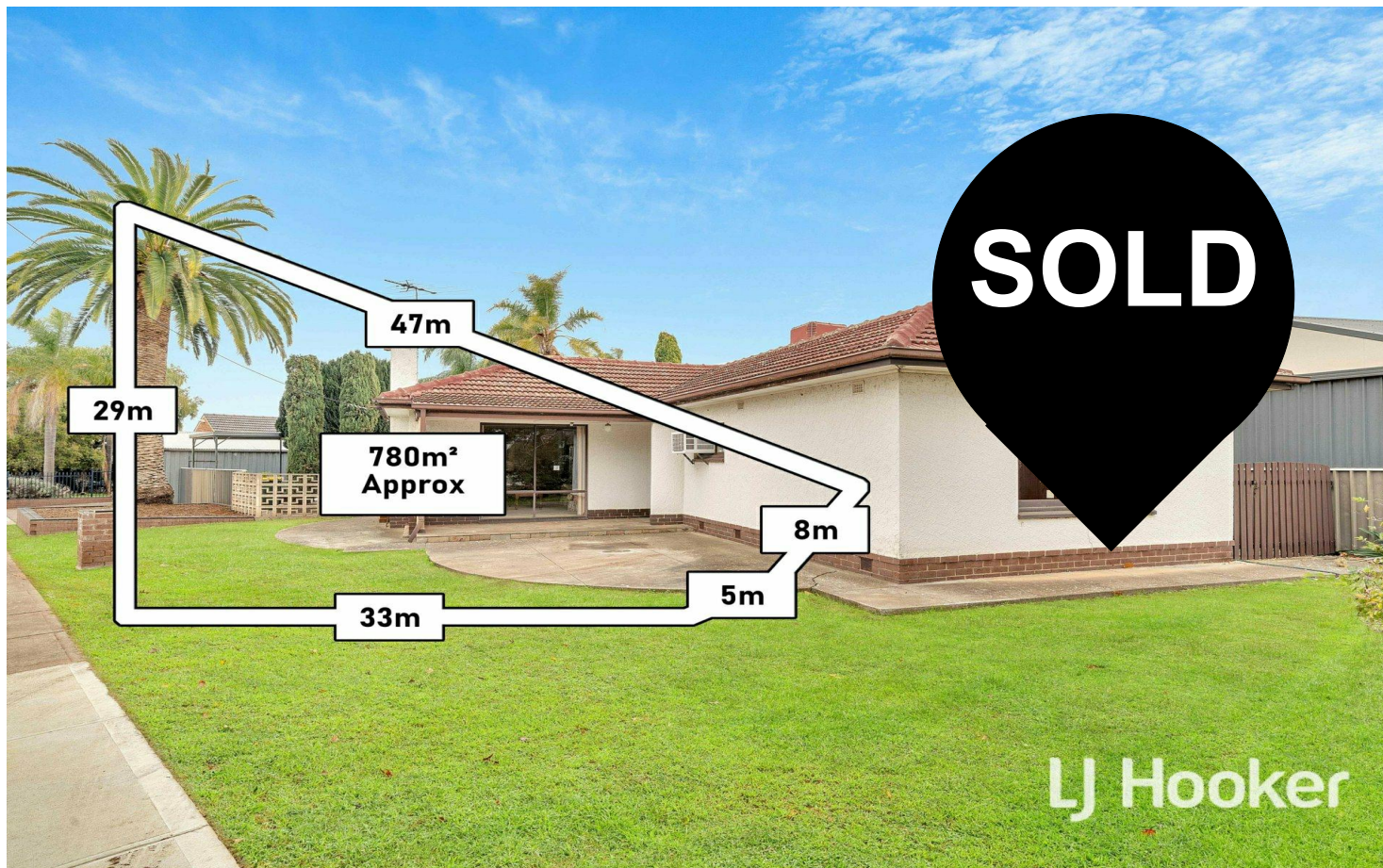




Clearview, 32 Gordon Ave

Exciting Potential for Future Growth and Development!

AUCTION | Saturday 20 July 2024 | 11am | On-Site

Presenting 32 Gordon Ave Clearview, In the hands of the current owner for the last 69 years, this perfectly positioned property presents a spacious allotment with an over 33m frontage situated within a pretty, family friendly location! Awaiting a new lease on life, this is the ideal fixer-upper allowing you to bring your own style and vision or presents an exemplary development opportunity to build multiple new dwellings (subject to council consent). Walking distance to renowned schooling options, public transport routes, local conveniences, main arterial roads and the 1947 Coffee Co within the Evergreen Community Precinct.

The homes classic layout comprises of three well proportioned bedrooms, a neat centrally located bathroom with separate water-closet, a separate spacious lounge room, an updated and functional kitchen with ample bench/cupboard space, adjacent sun filled

3 1 2

For Sale
Please Call

View
ljhooker.com.au/3JYHRU

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



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.

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(08) 8269 4645

dining area, laundry room and a wall mounted air-conditioner in hallway.

At the rear you are greeted by a large undercover entertaining area overlooking the picturesque and perfectly manicured gardens. Also outside, access to the large garage/workshop with power connected, a single carport via secure lockable gates, ample off street parking, an updated instant gas hot water system and sound fencing on true boundaries.

AUCTION | Saturday 20 July 2024 | 11am | On-Site

Certificate of Title and Form Ones available upon request

Home Built: 1955

Home Construction: Double Brick

Allotment Size: 780m2

Title: Volume 5676 Folio 204

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

More About this Property

Property ID	3JYHRU
Property Type	House
Land Area	780 m ²

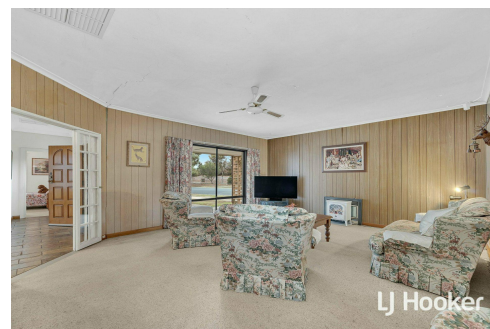
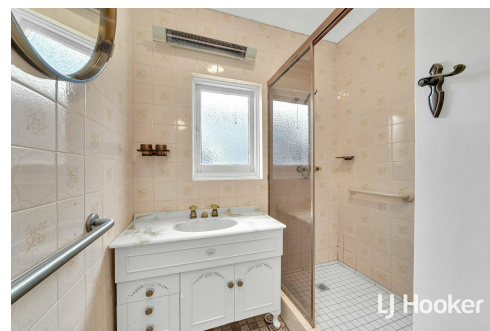
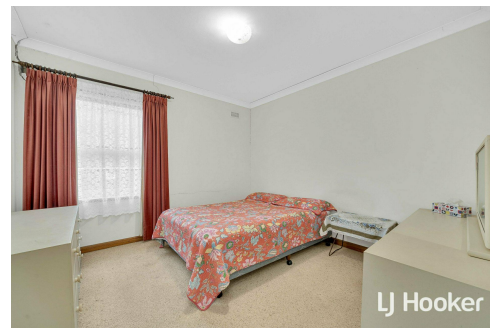
Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect (08) 8269 4645

409 Regency Road, PROSPECT SA 5082

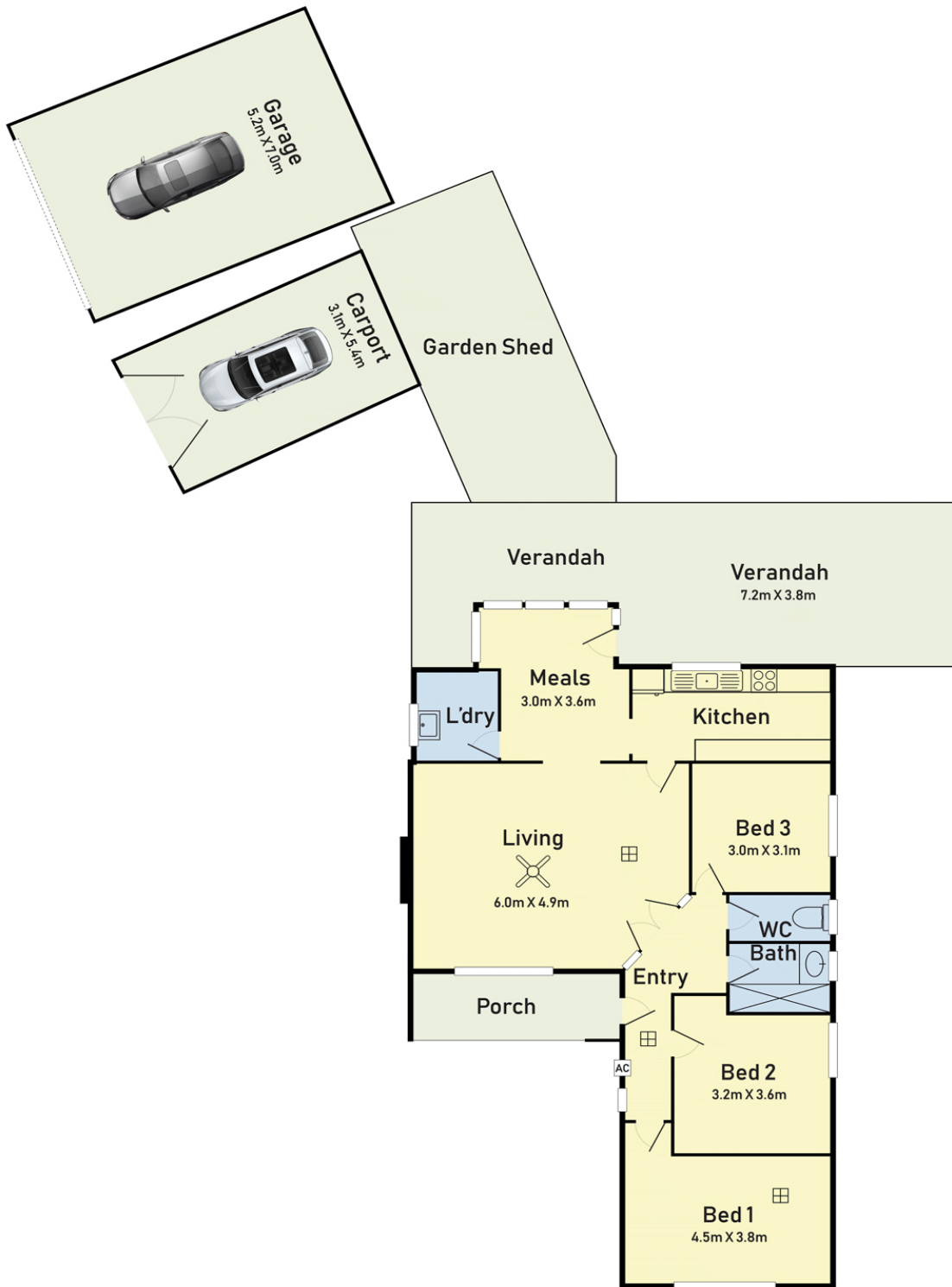
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Floor Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

32 Gordon Avenue, Clearview, SA

Produced by **pixsnap**
Real Estate Photography



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