



4 Chaucer St, Clearview

Corner Allotment, Comfortable Living & Future Potential

Set on a valuable corner allotment of approximately 484sqm, 4 Chaucer Street offers a fantastic combination of comfortable living, excellent outdoor space and exciting future potential in a highly convenient Clearview location.

Well presented and ready to enjoy, the home provides an ideal opportunity for first-home buyers, investors, renovators or those looking to take advantage of the flexibility that comes with a corner position.

Inside, the home offers three generous bedrooms, with built-in wardrobes to bedrooms two and three. The main bedroom is complete with split-system air conditioning, while the spacious front lounge also features a split-system air conditioner and ceiling fan for year-round comfort.

The adjoining kitchen is practical and well appointed, offering excellent storage, generous bench space and an updated oven and cooktop.

A central bathroom includes a separate shower, bathtub and vanity,

3 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Prospect
(08) 8269 4645

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



while the dedicated laundry provides convenient access to the rear yard.

Outside, there is plenty of room to relax and entertain, with an large rear garden and a wide verandah creating a comfortable undercover area for outdoor living. Vehicle access from Tennyson Street adds further practicality, along with secure off-street parking and additional storage.

The corner allotment is a standout feature, offering buyers the opportunity to enjoy the home as it is, renovate and add value, or explore future redevelopment possibilities, subject to the necessary planning and council approvals.

Perfectly positioned close to local shops, schools, public transport and major arterial roads, and only approximately 8km from Adelaide CBD, this is a versatile property with plenty to offer both now and into the future.

Whether you're looking to move in, invest, renovate or unlock the potential of the land, 4 Chaucer Street is an opportunity well worth considering.

Certificate of Title and Form Ones available upon request

Home Built: 1956

Land Size: 484m²

Torrens Titled

Title: Volume 5799 Folio 84

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

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	3QMHRU
Property Type	House
Land Area	484 m ²

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