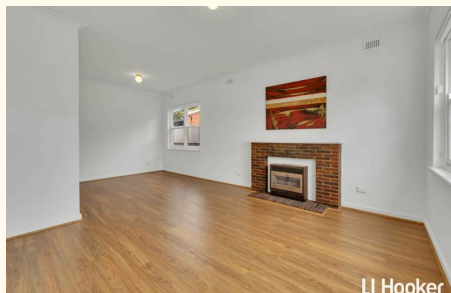
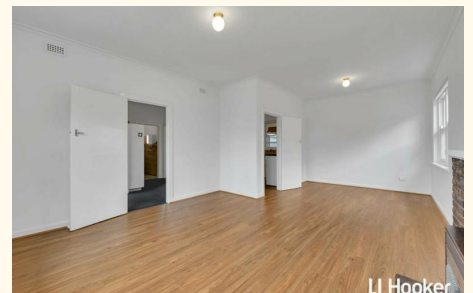




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4 Ormond Ave, Clearview




## Comfort, Convenience & Opportunity - Perfect

Best Offers By 8/12 at 5pm - Unless Sold Prior.

Located just 8km from Adelaide's CBD, Clearview continues to shine as one of the city fringes most sought-after pockets, celebrated for its everyday convenience, friendly neighbourhood feel and consistently strong buyer demand. Close to quality schools, everyday amenities, public transport options and major arterial roads, this location offers superb connectivity for busy lifestyles. Positioned on a well-proportioned 470m<sup>2</sup> (approx.) allotment, this Torrens Titled 1952-built home has been tastefully refreshed throughout and offers a wonderfully comfortable, move-in-ready lifestyle.

Set behind a lovely, established front garden with abundant foliage and lush lawn, this charming home immediately captures the heart.

Step inside to discover three inviting bedrooms, with the main bedroom featuring a wall-unit reverse-cycle air-conditioner for year-round comfort. A neat central bathroom services the home, while the toilet is conveniently located separately adjacent to the laundry for added practicality.

3  1  2 

### FOR SALE

Please Call

### 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.

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The light-filled living and meals zone forms the hub of the home, complete with a gas heater and plenty of room to relax or entertain. The adjacent kitchen is functional and tidy, offering an updated upright gas cooker and generous cupboard space.

Outdoors, the backyard provides a quiet, secure and leafy setting complete with lawn, a veggie patch and charming foliage. The verandah is the perfect spot for weekend barbecues or casual gatherings, while the expansive double garage/workshop fitted with power and secure sliding doors, caters perfectly to storage, hobbies or trades. A single carport provides sheltered parking and convenient drive-through access to the rear.

Whether you are a budding family searching for your first home, an investor seeking strong rental demand, or a developer/home builder looking for a well-positioned site, this refreshed Clearview residence presents an exceptional opportunity in a thriving and tightly held location.

Certificate of Title and Form Ones available upon request

Home Built: 1952

Torrens Titled

Allotment Size: 470m<sup>2</sup>

Title: Volume 5440 Folio 923

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	3NZHRU
Property Type	House
Land Area	470 m <sup>2</sup>

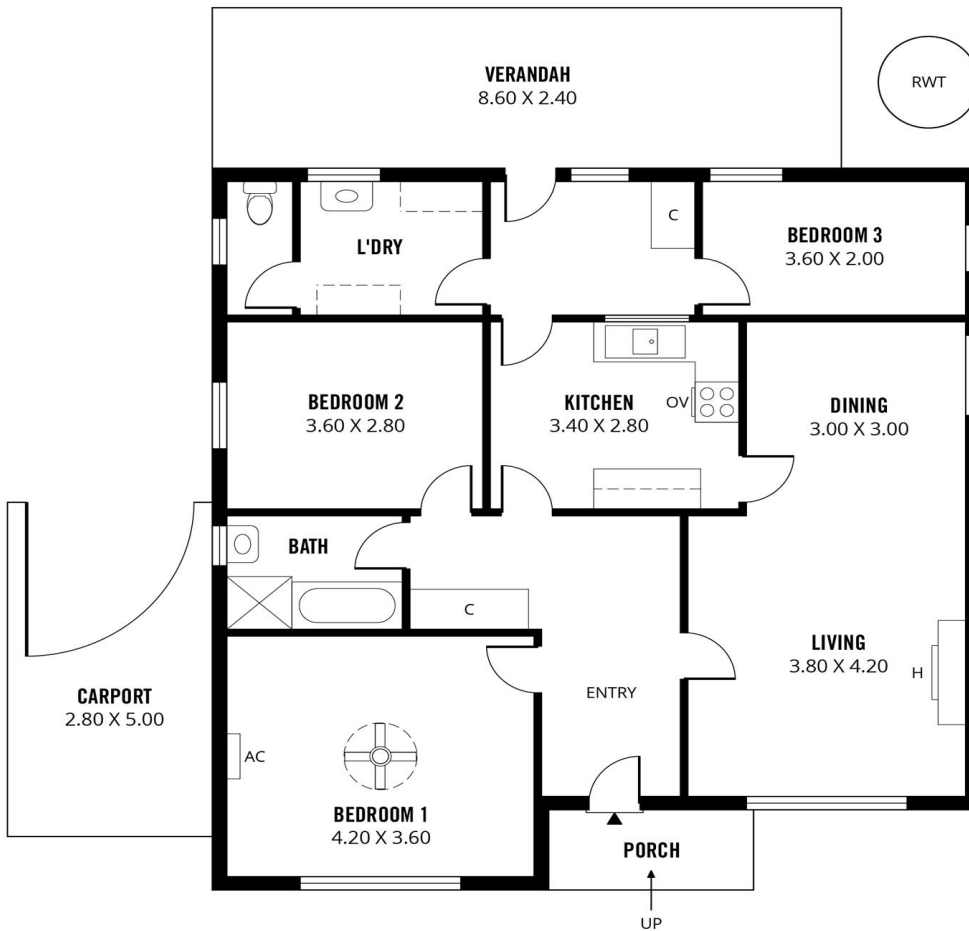
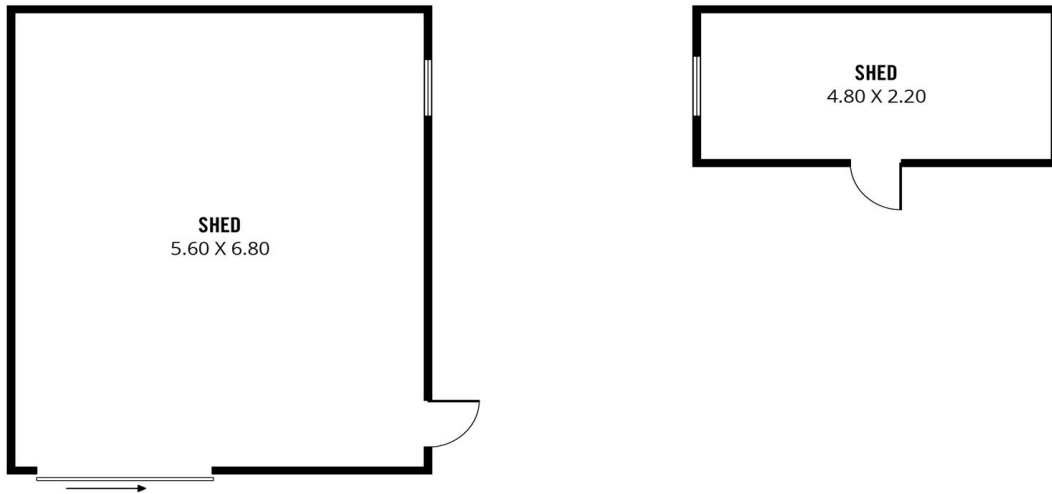
**Harvey Bloomfield 0410 658 617**

Principal And Sales Representative |  
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**LJ Hooker Prospect (08) 8269 4645**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.