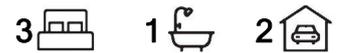




## Clearview, 6 Coleridge Crescent

Sold By Doris He & Claude Buccella



Sold By Doris He & Claude Buccella of LJ Hooker Adelaide Metro

Nestled in sought after Clearview, 6 Coleridge Crescent exudes both comfort and appeal.

This double brick home is the perfect sanctuary for first home buyers, growing families and the savvy investor alike thanks to the blend of convenience and charm. The residence sits on a generous 830sqm (approx.) corner block, making it perfect for development, renovations of the existing home or to build your dream residence on this allotment (STPC).

The charming family home comprises three well-proportioned bedrooms, a functional bathroom, a classic kitchen and a family room ready for either move in or modern updates.

The inviting lounge room provides a cosy space for family gatherings and relaxation.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2CF9FDZ](http://ljhooker.com.au/2CF9FDZ)

**Contact**  
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**LJ Hooker St Peters**  
**(08) 8362 8008**

**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.

Expansive front and backyards allow plenty of space for the kids and pets to play.

Features that we love:

- No easement corner allotment
- Ceiling fans in lounge, all the bedrooms, and dining to keep air movement and comfort in summer
- 3 generous bedrooms, 2 of which have built-in robes, providing ample space
- Spacious lounge with a feature wall
- The kitchen is equipped with gas cooktop, stainless steel dishwasher and oven
- Bathroom complete with a bathtub
- Separate toilet for added convenience
- Separate laundry located at the rear of the home with the access to the back verandah
- Ducted evaporative cooling and gas heating throughout
- Gas heater in the family room
- Front pergola perfect for morning coffee or afternoon tea looking over the front yard
- Undercover carport on the front of the house with an additional garage park on the side

Superbly located only 10km (approx.) from Adelaide CBD and only minutes away from all the Shopping that Lightsview Village, Northgate Shopping Centre and Sefton Plaza has to offer. Clearview Bowling Club is only a stone's throw away. Excellent schools surrounding include St Gabriel's School, Roma Mitchell Secondary College and Northfield Primary School. Public transport is only a short walk.

Opportunity Knocks - Reap the Rewards!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

<b>Property ID</b>	2CF9FDZ
<b>Property Type</b>	House
<b>Including</b>	Ducted Cooling Ducted Heating Toilets (1) Dishwasher Built-in-Robes

### **Doris He 0423 707 585**

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## 6 Coleridge Crescent, Clearview SA 5085

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