



Clearview, 2/14 Somerset Avenue

Entry Level Home Or Investment Opportunity



This solid brick unit is perfect for buyers seeking an affordable property or investors looking for a prime near-city location. Positioned in a Community Titled group of three, it has no quarterly management fees-only shared water and common property insurance. Ideally situated adjacent to Northgate and Lightsview, this home offers convenience and value.

Features we love:

- Two good-sized bedrooms
- Spacious front lounge with reverse cycle air conditioning
- Functional kitchen with ample bench and cupboard space
- Separate laundry with direct access to the rear yard
- Single allocated carport at the rear

This property is an excellent opportunity for those planning to downsize or anyone wanting a convenient city-fringe location. Investors will appreciate the area's strong rental demand

For Sale
\$400,000 - \$430,000

View
ljhooker.com.au/66RVFDC

Contact
Corey Voss
0412 262 180
corey.voss@ljhces.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.

LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555

and capital growth potential. The total land size, including the carport, is approximately 115m².

Please note, this property currently tenanted on a periodic lease at \$340 per week.

With Somerset Reserve just a short stroll away-offering open green spaces and a playground-this home is also close to Northgate Shopping Centre and local schools, making it a fantastic opportunity in a sought-after area.

For more information, please call Corey Voss on 0412 262 180.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

Property ID	66RVFDC
Property Type	House
House Size	64 m2
Land Area	115 m2

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

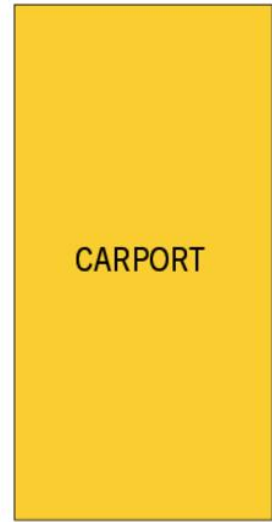
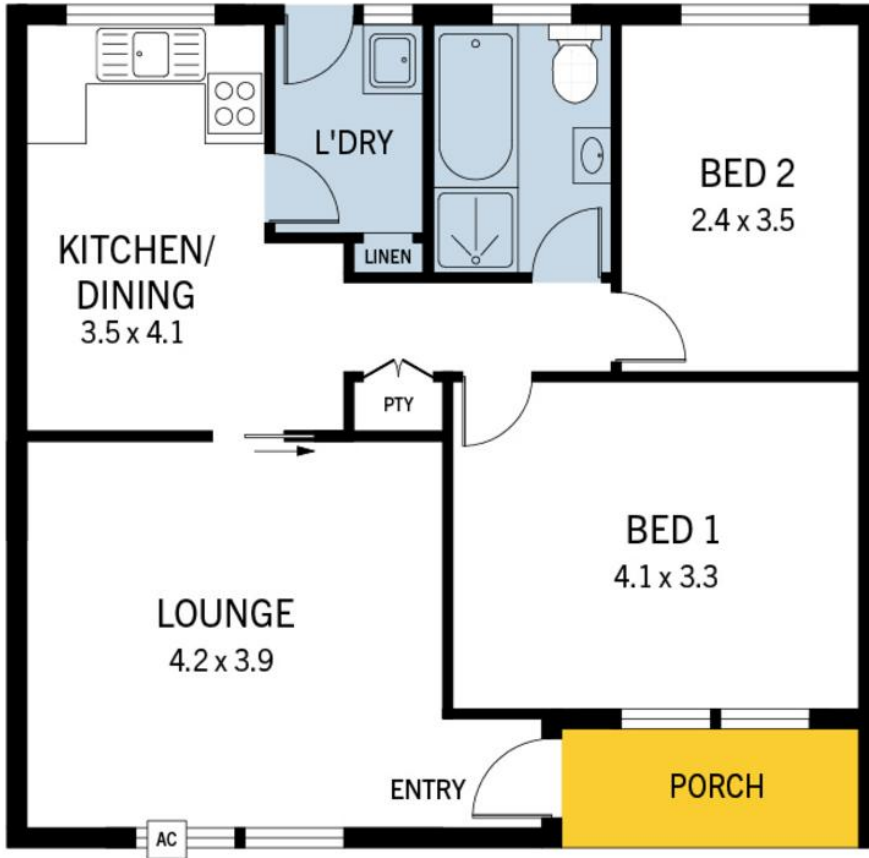
LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.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.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**



NOT IN ACTUAL LOCATION

2/14 Somerset Avenue, Clearview

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	64m ²	81m² TOTAL
Exterior	17m ²	



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.

LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555