



Unit 4/25 Ormond Ave, Clearview

Simple, Smart & Superbly Positioned

Please contact agent for a private viewing. Positioned on the upper level of a well-maintained group of just six units, this surprisingly spacious home presents an excellent opportunity for first-home buyers, downsizers or savvy investors seeking a low-maintenance property in a convenient Clearview location.

Set only 8.7km from the Adelaide CBD, the property offers easy access to main arterial roads, local shopping, public transport, parks and a selection of nearby schools.

Currently secured with long-standing, very good tenants until 29 November 2026, this property also offers immediate peace of mind for investors.

Filled with natural light, the home offers a practical and comfortable layout featuring:

- Two generous bedrooms, both with built-in robes
- Open-plan kitchen, meals and living area
- Central bathroom combined with laundry
- Kitchen with ample bench and cupboard space, plus gas cooktop
- Reverse-cycle split-system air conditioning to the living area

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.

2 1 1

FOR SALE
\$410,000 - \$425,000

VIEW
Sat 1st Aug @ 1:00PM - 1:30PM

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

AGENCY
LJ Hooker Prospect
(08) 8269 4645



- Security screens to both external doors
- Shared balcony area
- One undercover car park located at the rear of the complex

Whether you're looking to enter the market, add to your investment portfolio or secure an easy-care home in a well-connected suburb, this is a fantastic opportunity not to be missed.

Certificate of Title and Form Ones available upon request

Home Built: 1971

Strata Titled

Title: Volume 5012 Folio 507

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 3PYHRU
Property Type Unit

Harvey Bloomfield 0410 658 617

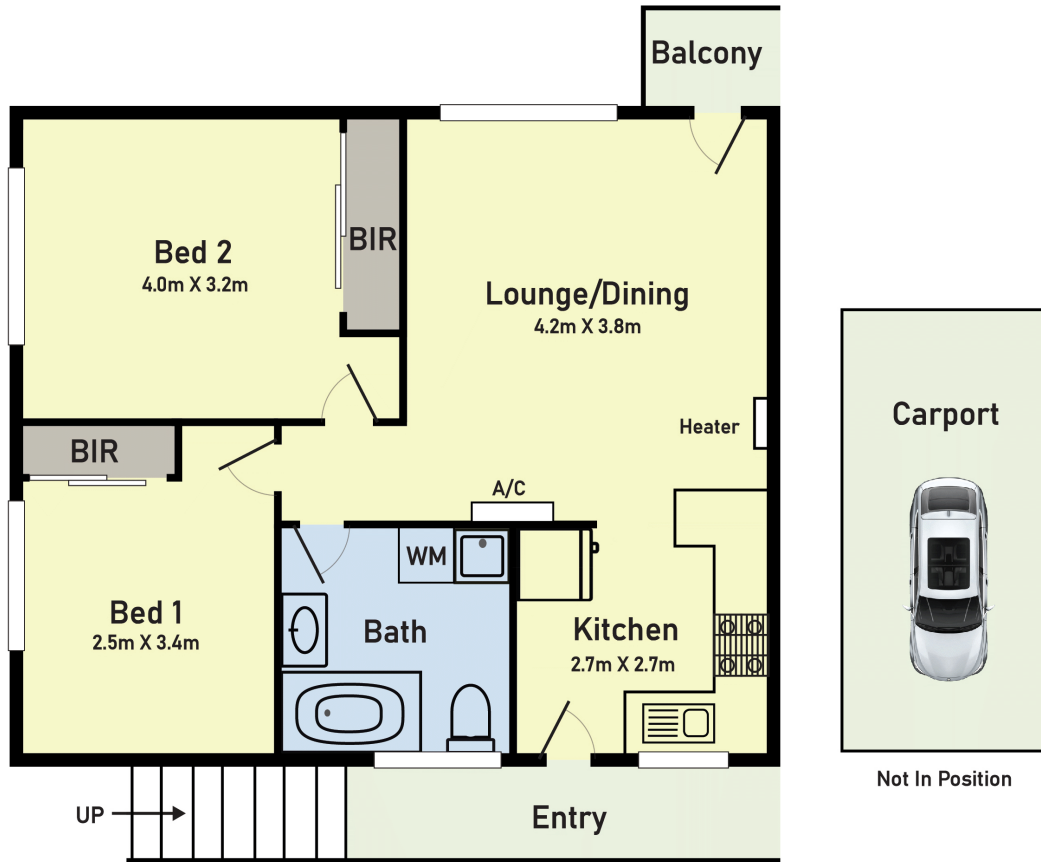
Principal And Sales Representative |
harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect (08) 8269 4645

409 Regency Road, PROSPECT SA 5082
prospect@ljhooker.com.au | prospect@ljhooker.com.au



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

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