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Nestled in the heart of Clarence Gardens, this charming 3-bedroom house on the corner of Ackland Avenue and Leith Ave presents an exceptional opportunity for families seeking comfort and convenience just 4.6 kilometres from Adelaide's City Centre.

Step inside to discover a spacious layout which includes three comfortable bedrooms, a well-appointed bathroom, and a generous separate lounge area which can be used as a fourth bedroom if needed. Modern conveniences enhance daily living with ducted cooling and split system air conditioning ensuring year-round comfort, while the dishwasher and gas cook top add to the home's contemporary appeal in the kitchen which overlooks the living and dining area.

The outdoor spaces truly shine with a fantastic deck perfect for entertaining friends and family or simply unwinding after a busy day. The fully fenced 710 square metre block provides excellent security and privacy, while practical sheds offer valuable storage solutions for all your household needs. With two carports with entry off Leith Ave, providing secure vehicle accommodation, parking will never be a concern.

Location is everything, and this property delivers on all fronts. Clarence Gardens is renowned for its strong community spirit and excellent recreational facilities, including the popular A.A. Bailey Recreational Ground which houses both the Clarence Gardens Lawn Bowls club and Rugby club. The suburb's strategic position offers easy access to:

- Cross Road for major shopping and dining options
- South Road providing excellent transport links
- Close proximity to quality schools and childcare centres
- Quick access to Adelaide's CBD for work and entertainment

The 158 square metre floor plan maximises space and functionality, while the generous land size offers potential for future expansion or simply provides plenty of room for children and pets to play safely. This is more than just a house – it's a lifestyle opportunity in one of Adelaide's most sought-after inner southern suburbs.

Whether you're a growing family looking for your first home, downsizers seeking a manageable property with character, or investors recognising the value in this prime location, this Clarence Gardens gem ticks all the boxes. The combination of modern amenities, outdoor entertaining

3 BED | 1 BATH | 2 CAR

PRICE:
\$1,402,653

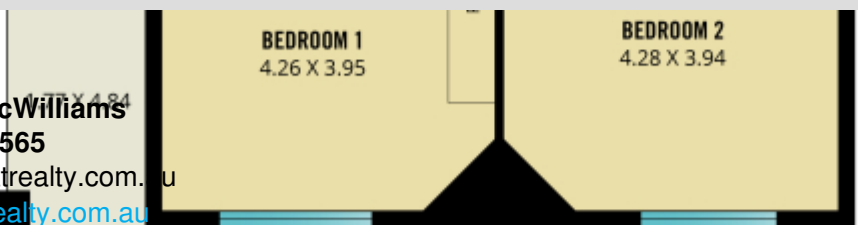
OPEN FOR INSPECTION:
N/A



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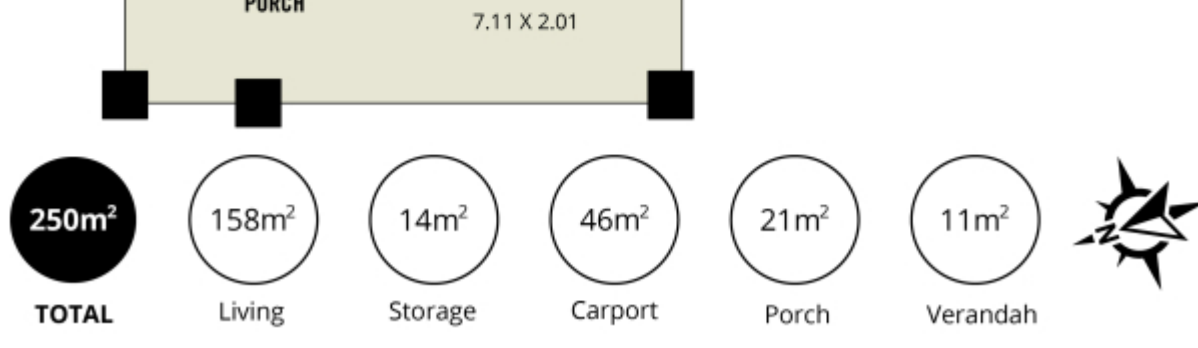


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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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.

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