



18 Henderson Avenue, CLEVE, SA 5640

BARGAIN BUY, BE QUICK

EXCELLENT LOCATION & EASY TO MAINTAIN PROPERTY

Looking to escape the rental crisis? Looking to expand your investment portfolio? or Looking to enjoy the opportunity to become homeowners with an affordable and very practical 3-bedroom home? If the answer is YES, 18 Henderson Avenue is the perfect property for you.

The timber framed house is perfectly located at the front of the allotment and allows for full utilisation of the block, with the added bonus of carport and backyard vehicle access off of Elson Avenue.

From the front door you are presented with a spacious loungeroom that features a ceiling fan, split system air-conditioning unit and gas heater connection point. The floating floor throughout the living areas provide a neat and easy to clean surface. Sliding doors add the modern open living feel and connect the lounge to the dining and kitchen spaces. The kitchen, which is easily accessible from the backdoor, features a separate electrical oven and gas cook top stove, along with a double sink, and good range of cupboard and bench spaces.

TYPE: Sold

INTERNET ID: 300P109021

SALE DETAILS

\$140,000

CONTACT DETAILS

CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

Nick Schumann

0428 383 833

Large windows throughout all rooms provide excellent natural light and the opportunity for fresh air flow. Ceiling fans in all bedrooms and regularly used living spaces provide extra comfort.

All three bedrooms are located at the northern end of the house, with two featuring old wooden floorboards. The rooms are generous in size and comfortably allow for double beds in each. The master bedroom also features a wall unit air-conditioner.

The wet areas are very practical, with the bathroom running opposite the bedrooms and the laundry with access to the enclosed back porch and also backyard.

The single width carport that runs along the back of the house provides excellent protection from the afternoon sun and allows for secure parking of multiple vehicles or the ability to separate the space and utilise a section as an entertainment area.

2 (8,000L & 4,500L) poly rainwater tanks are plumbed to the house, and along with the solar system, help maintain utility charges. The large fully enclosed backyard features an established lawn area which is perfect for young children or family pets. An old brick, possible garden shed, structure of approximately 8m x 3m with concrete floor, power, and lights, is located at the back of the property. Surprisingly, the corner allotment of 18 Henderson Avenue, still has excellent room to plant vegetable gardens or add extra rainwater catchments.

This property is located in a very quiet and well-maintained section of Cleve, being within very close proximity of the towns R-12 Area School, which contains sporting, swimming, playground, and library facilities. Also located nearby is the start of the districts popular Yeldulknie Weir walking trail.

Not often you find a listing at this price which is ready to walk in to and call home. To see for yourself the value for money 18 Henderson Avenue has to offer, contact Nick 0428 383 833 and book an inspection.

Other features: Close to Schools, Disabled Access, Openable Windows

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Floorboards





