



25A King Street, CLARE, SA 5453

Welcome to 25A King Street, Clare – Your Ideal Home in a Prime Location

Situated on a 540sqm block, 25A King Street offers the perfect blend of convenience, comfort, and modern living - just moments from the vibrant Clare town centre. Whether you're an investor, retiree, small family, or couple, this beautifully built home presents an exceptional opportunity in a sought-after neighbourhood.

Constructed by Farimont in 2015, this stylish 165sqm residence is designed for effortless living. Inside, you'll find three bedrooms, including a master suite complete with a built-in robe and a modern ensuite bathroom featuring a shower, vanity, and toilet finished in neutral tones.

The wide central hallway immediately welcomes you with a sense of space and light, complemented by additional built-in storage - perfect for keeping your home organised and clutter-free. Tiled floors in the living areas and walkways blend seamlessly with plush carpets in the bedrooms, creating a warm yet easy-care environment.

At the rear of the home, a stunning wall of windows floods the spacious open-plan living area with natural light, beautifully bringing the outside in. The living room flows effortlessly from the dining and kitchen areas, creating an inviting and functional space ideal for relaxing or entertaining. A fully ducted reverse cycle air conditioner keeps the

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TYPE: For Sale

INTERNET ID: 300P187435

SALE DETAILS

EOI Guide \$580,000 - \$590,000

CONTACT DETAILS

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home cool in summer and warm in winter.

The kitchen impresses with a practical island bench, ample pantry storage, a dishwasher, under-bench oven, cooktop, and rangehood - everything you need to prepare delicious meals. Step through to the balcony, perfect for alfresco dining or entertaining guests while enjoying lovely views over the Clare township.

A spacious laundry with built-in storage adds to the functionality of the home, making day-to-day living effortless.

Additional highlights include a double garage with remote roller doors, built under the main roof with extra length to accommodate storage or a workshop. With secure internal access and a drive-through single roller door leading to the rear yard, the garage offers versatility and convenience. The home boasts a 6-star energy rating, reflecting its efficient and sustainable design.

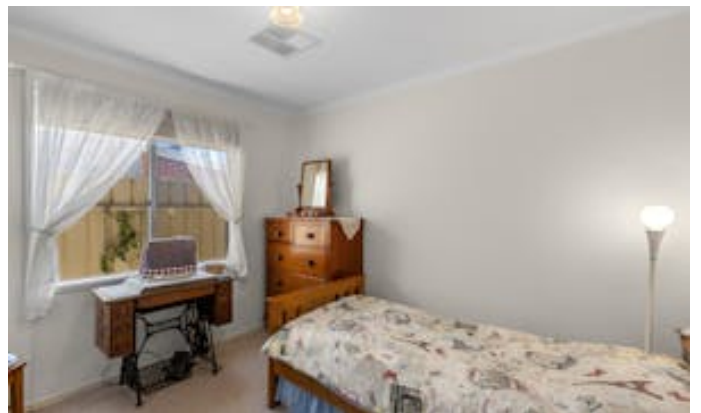
Outside, the fully enclosed yard features an established garden, ideal for relaxing or family gatherings. A hardstand area behind the garage provides extra space for vehicle or equipment storage. The property benefits from both mains and rainwater supply, with the flexibility to switch between the two, plus instant gas hot water for added comfort.

25A King Street Clare is a modern, well-appointed home in a prime position-ready for the new owners to move in and enjoy everything Clare has to offer. A fantastic opportunity for the astute purchaser to secure a stylish home in one of Clare's most convenient locations.

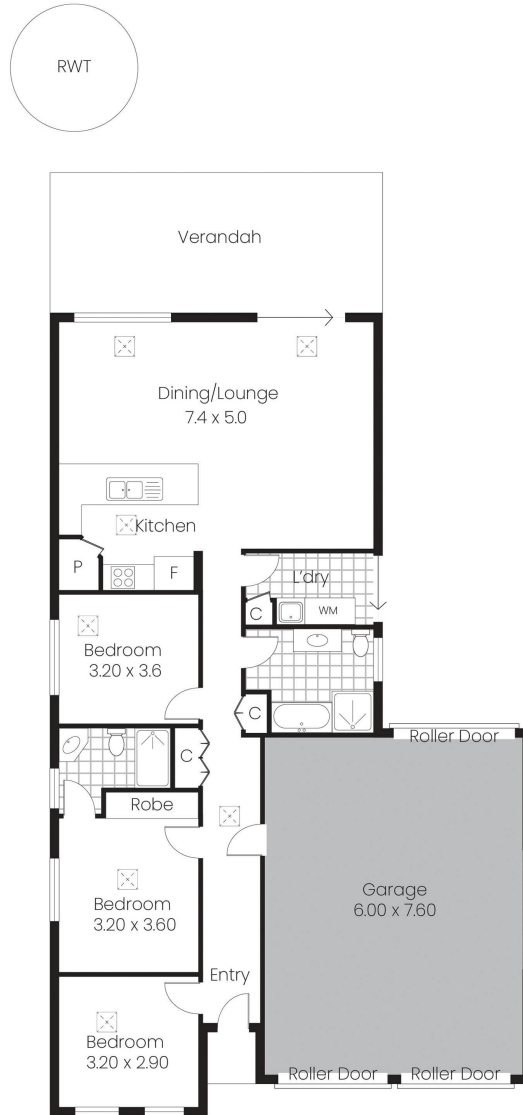
Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Window Treatments

- Land Area 540.00 square metres
- Building Area: 164.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite









Living:	107.20sqm
Verandah:	23.30sqm
Garage:	45.60sqm
Total:	176.10sqm

This Drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.
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