



24 Kelly Street, CLARE, SA 5453

Fabulous Family Home or Investment Opportunity

Set on a generous 1,200sqm (approx.) allotment in the heart of Clare, this well-presented home offers broad appeal for first-home buyers, investors, and those looking to add value. Featuring three bedrooms and a spacious open-plan design, the home seamlessly combines the lounge, dining, and kitchen areas to create a comfortable and functional living space.

Upon entry, you're welcomed into a light-filled lounge and dining zone that flows through to the kitchen and casual meals area. The kitchen provides ample bench space and storage, and connects directly to the expansive rear yard-an ideal blank canvas with plenty of room to create your dream outdoor setting, whether that's a large shed, pergola, or entertaining area.

The home includes three well-sized bedrooms, with the master featuring a walk-in robe, while the remaining two bedrooms are fitted with built-in robes. A central family bathroom offers both a separate bath and shower, complemented by a separate toilet and laundry for added convenience.

Recently refreshed with new paint throughout and brand-new carpet in the bedrooms, the home is ready to move into while still offering scope to personalise and enhance

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P193022

SALE DETAILS

\$459,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Alison Ward

0417 810 791

over time.

Previously tenanted and now vacant, the property provides flexibility to either continue as an investment or establish it as your own family home. With plenty of space to further develop-add a garden, garage, or shed-and truly make it your own.

An excellent opportunity to secure an affordable property in a sought-after location, with strong potential for future growth and improvement.

Additional Opportunity:

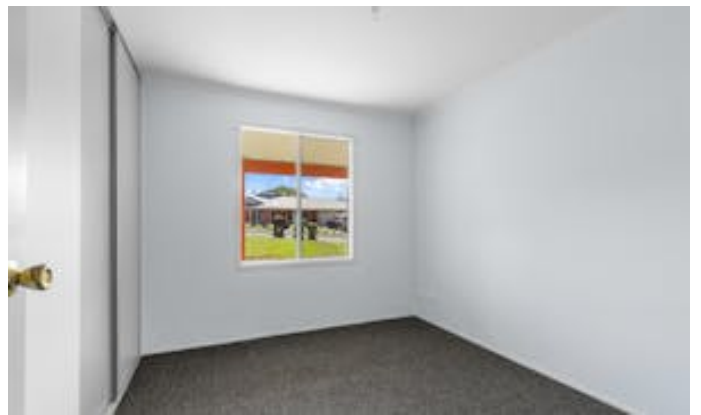
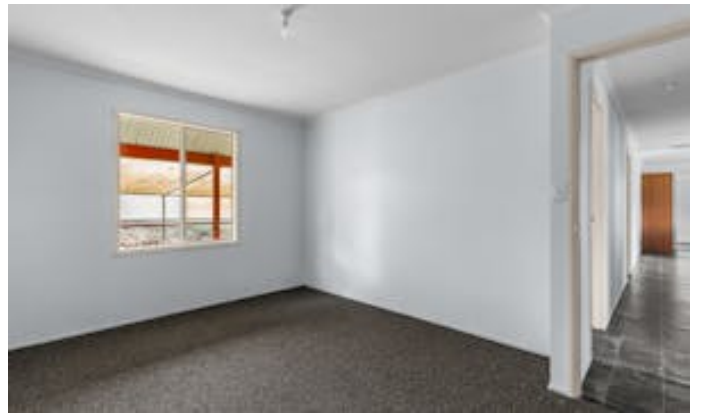
An adjoining 1,200sqm (approx.) allotment is also available for purchase, featuring a garage with concrete flooring, French doors, and internal mini orb detailing. Water and power are nearby. Priced at \$169,000.

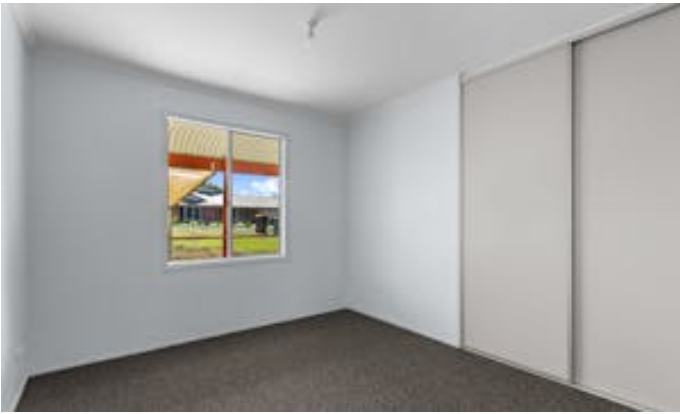
Secure both properties and explore the redevelopment potential (Subject to Council Consent STCC), offering a combined 2,400sqm across two titles in central Clare-an exciting prospect with endless possibilities.

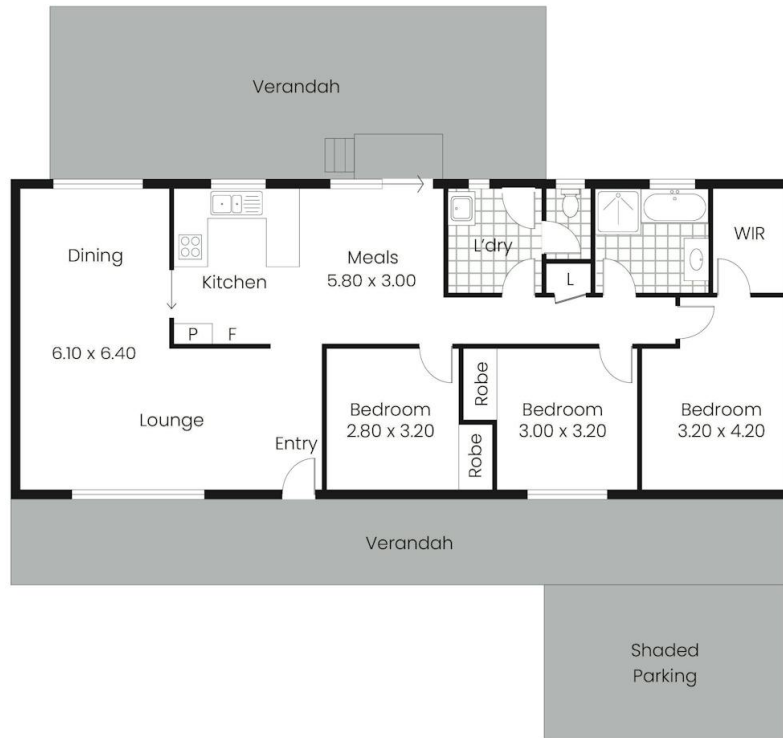
Other features: Carpeted

- Land Area 1,200.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4









Living:	114.44sqm
Verandah:	64.02sqm
Shaded Parking:	15.00sqm
Total:	193.46sqm

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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