



9 Tilbrook Avenue, CLARE, SA 5453

Elevated Family Living on a Generous Allotment in Sought-After Clare

Positioned in an elevated and highly sought-after location, 9 Tilbrook Avenue presents an outstanding opportunity to secure a beautifully refreshed family home on a substantial 1,048sqm allotment in the heart of Clare.

Built in 1966 and thoughtfully updated for modern living, this inviting three-bedroom residence combines timeless character with contemporary comfort. Freshly painted throughout and featuring new flooring, the home offers a bright and welcoming atmosphere from the moment you step inside.

The modern, well-appointed kitchen serves as the heart of the home, providing ample storage, quality appliances, and a practical layout that will appeal to both everyday family living and entertaining. The spacious living areas are filled with natural light and enjoy the benefits of the home's elevated position.

There are two generously sized bedrooms and one smaller bedroom, offering comfortable accommodation for families, first-home buyers, or those seeking a quality investment property. The large allotment provides plenty of space for children and pets to play, while also offering potential for further landscaping or future improvements, subject to relevant approvals.

TYPE: For Sale

INTERNET ID: 300P197571

SALE DETAILS

\$700,000 - \$750,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

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A standout feature of the property is the impressive four-car garage, ideal for vehicle storage, hobbies, or workshop space. Adding further value, the garage is equipped with solar power, helping to reduce energy costs and enhance sustainability.

Conveniently located close to Clare's amenities, schools, shopping, and renowned wine region attractions, this move-in-ready home offers the perfect blend of space, comfort, and lifestyle. An exceptional opportunity not to be missed.

Other features: Carpeted, Close to Schools, Close to Shops

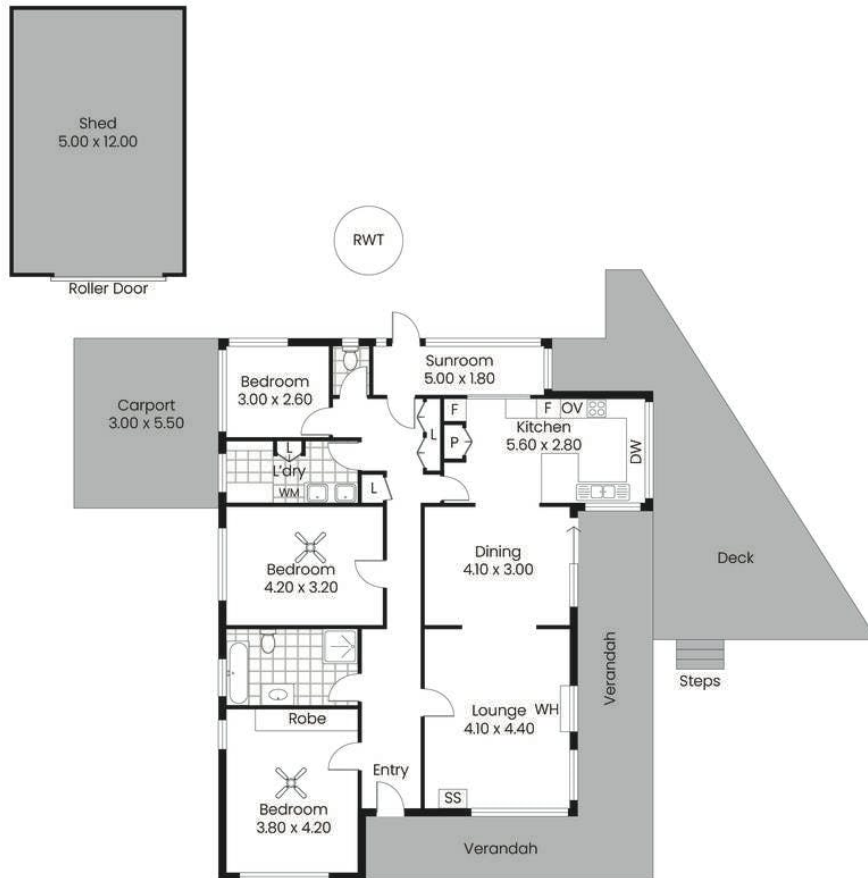
- Land Area 1,048.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Floorboards











Living:	121.10sqm
Verandah/Deck:	60.50sqm
Shed/Carport:	76.50sqm
Total:	258.10sqm

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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