



2 Melrose Avenue, CLARE, SA 5453

Prime Clare Renovator - Endless Potential

Brimming with opportunity and a chance to get into the market. This 3 bedroom home is perfectly positioned on a generous corner allotment. The property offers exciting scope for renovators, investors or developers alike (STCC).

The home features three well-proportioned bedrooms and a functional layout that provides a solid foundation to renovate, refresh or re imagine to suit modern living. Outside, excellent shedding adds further value, ideal for hobbies, storage or workspace requirements.

Set just moments from Clare's town centre, you'll enjoy the convenience of shops, caf  s, schools and local amenities all close at hand, while still having the space and flexibility rarely found so centrally.

Whether you're looking to restore a piece of Clare's history, land bank for the future or explore development potential, this is a rare opportunity not to be missed.

Key features include:

TYPE: For Sale

INTERNET ID: 300P198093

SALE DETAILS

**Expressions of Interest
closing 3/8/26 4pm
USP**

CONTACT DETAILS

**Elders Real Estate Clare
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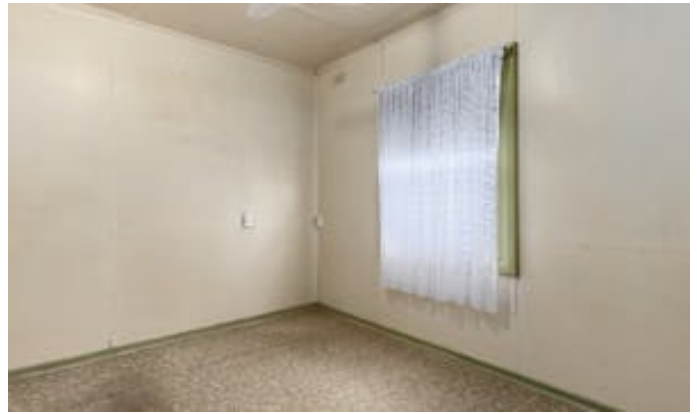
- One of Clare's original homes
- Three bedrooms
- Great corner block
- Excellent shedding
- Close to town and amenities
- Renovation or development potential (STCC)

A property with genuine promise â## bring your vision and unlock the possibilities.

Expressions of Interest Close - 3rd August 2026 4pm USP

- Bedrooms: 3
- Bathrooms: 1







Living:	120.54sqm
Porch:	8.68sqm
Carport:	33.00sqm
Shed:	69.26sqm
Total:	231.47sqm

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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