



## 48 Neagles Rock Road, CLARE, SA 5453

YOUR PERFECT START, STARTS RIGHT HERE ...

Whether you're a first home buyer, downsizer, or savvy investor, this charming property presents an outstanding opportunity to secure an affordable home in a great location.

Positioned on a generous 813sqm corner allotment, this well-maintained home offers privacy, space, and plenty of potential. Fully fenced and filled with natural light, the home features a practical open-plan layout combining the kitchen, meals, and living area to create a welcoming and comfortable space.

There are three well-proportioned bedrooms, while the centrally located bathroom includes a shower over the bath and vanity. A separate toilet and a functional laundry with direct access to the rear balcony add to the home's convenience.

Step outside to the timber entertaining deck, which is in excellent condition and provides the perfect place to relax while enjoying the elevated outlook across the township. The spacious side yard offers plenty of room for children and pets to play, complemented by a garden shed and established outdoor space.

With ample room to add a large shed (STCC), this property also offers exciting scope to

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**TYPE:** For Sale

**INTERNET ID:** 300P198630

**SALE DETAILS**

**\$449,000**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road

Clare, SA

08 8842 9300

**Alison Ward**

0417 810 791

further enhance its value.

Combining affordability, privacy, generous land size, and picturesque views, this is an opportunity not to be missed. Whether you're looking to move straight in or expand your investment portfolio, this property is the perfect place to start.

Currently tenanted until 2/11/2026 showing a good return

Call Now to arrange your Inspection and make sure you don't miss out on this fantastic opportunity !!!

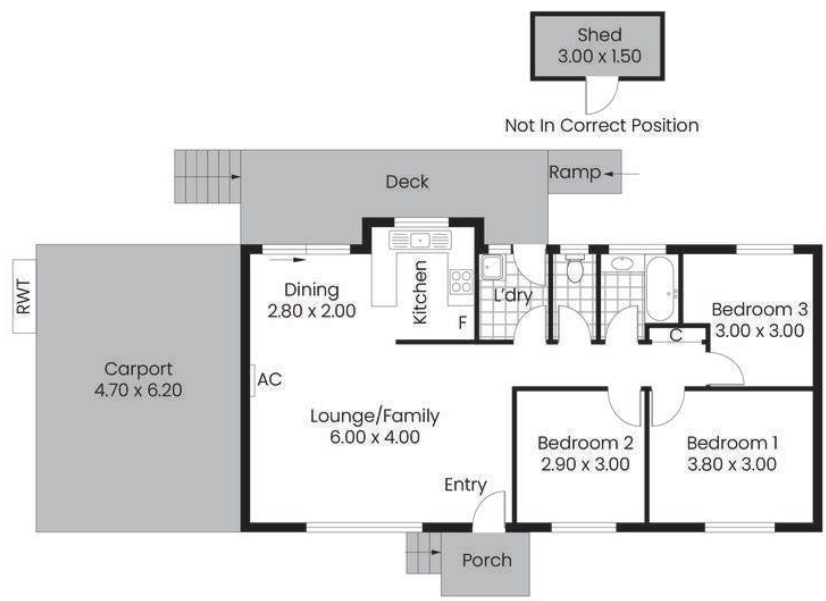
Other features: Close to Schools, Close to Shops

- Land Area 813.00 square metres
- Building Area: 11.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single carport









Living:	77.07sqm
Deck:	12.25sqm
Carport:	29.14sqm
Shed:	4.50sqm
Porch:	2.80sqm
<b>Total:</b>	<b>125.76sqm</b>

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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