

**Unit 4/25 Ormond Ave, Clearview, SA 5085**

**Under Contract**

House 2 1 1



**Spacious and Light-Filled Investment Opportunity in Clearvie**

Located on the upper level of a well-maintained complex of just six units, this surprisingly spacious home offers an exceptional opportunity for the astute investor to secure a property in the highly sought-after suburb of Clearview. Situated only 8.7 km from Adelaide's bustling city centre, this property enjoys convenient access to main arterial roads, is within walking distance of local amenities and is surrounded by a selection of quality schools.

**Open for Inspection**

By Appointment.

With a secure rental income until November 2025, and long-term tenants in place, this is a sound investment opportunity not to be missed.

Inside, the home is bathed in natural light, enhancing the sense of space throughout. The property boasts:

- Two generously sized bedrooms with built-in robes.
- A central bathroom cleverly combined with the laundry for added functionality.
- An open-plan kitchen, meals, and living area perfect for everyday living or entertaining.

The kitchen offers ample bench and cupboard space and is equipped with a gas cooktop, catering to both practicality and style.

Additional features include:

- One undercover car park located at the rear of the complex.
- An updated reverse-cycle split-system air conditioner in the living area, ensuring comfort throughout the home.
- Access to a shared balcony, ideal for relaxing outdoors.
- Security screens fitted to both external doors for added peace of mind.

Don't miss this opportunity to invest in a low-maintenance, high-return property in one of Clearview's prime locations.

Certificate of Title and Form Ones available upon request.

Home Construction: Double Brick

Home Built: 1971

Strata Titled

Title: Volume 5012 Folio 507

**Listed By**

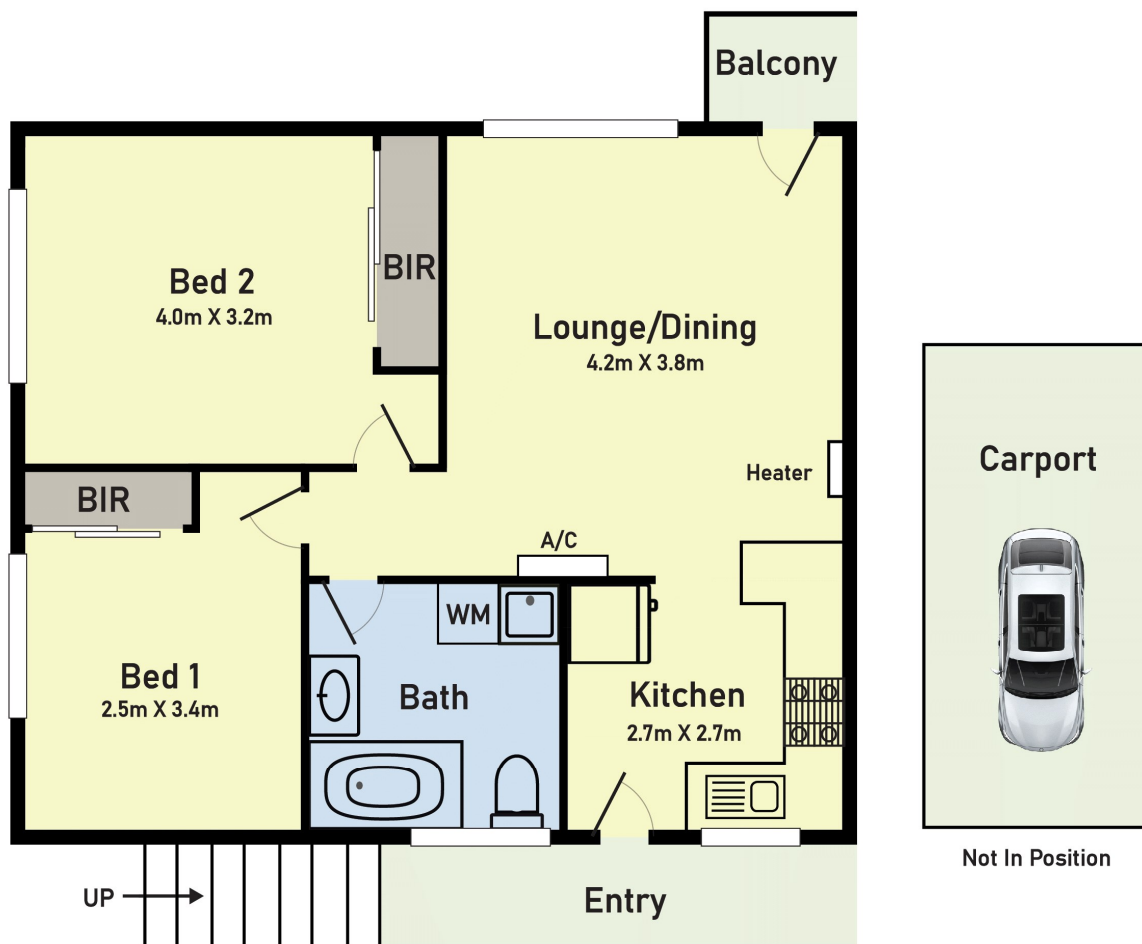
Harvey Bloomfield

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Floorplan

## Floor Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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