

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

**Sold - 19/12/2022**

House 2 1 1



**SOLD**

Located on the upper level of this well maintained complex of six units, this deceptively spacious abode presents the ideal opportunity for a savvy investor to obtain a property within the ever popular locale of Clearview. Situated a mere 8.7kms from the heart of Adelaide's city district, close to main arterial roads, walking distance to local conveniences and an array of schooling options, this is a perfect acquisition. Offering a secure income of \$270 per week rental return, until 2 July 2023, with lovely long term tenants.

**Open for Inspection**

By Appointment.

Presenting free flowing natural light to all rooms, the home offers two large bedrooms, both with built in robes and are well serviced by the central bathroom combined with laundry.

The spacious kitchen, meals and living zone allows for easy interaction, the kitchen includes ample bench/cupboard space and gas cook top. Further notable assets include one undercover car park at the rear of complex, an updated reverse cycle split system air-conditioner in living zone that accommodates the whole home, access to shared balcony and security screens to both external doors.

Certificate of Title and Form Ones available upon request.

Home Construction: Double Brick

Sale Method: Private Treaty

Home Built: 1971

Strata Titled

Title: Volume 5012 Folio 507

Council: Port Adelaide Enfield

Council Rates: \$944 Per Annum

Strata Rates: \$2500 Per Annum

All sizes, lengths, fees and distances mentioned above are approximates and may not be exact.  
RLA 287 134.

**Listed By**

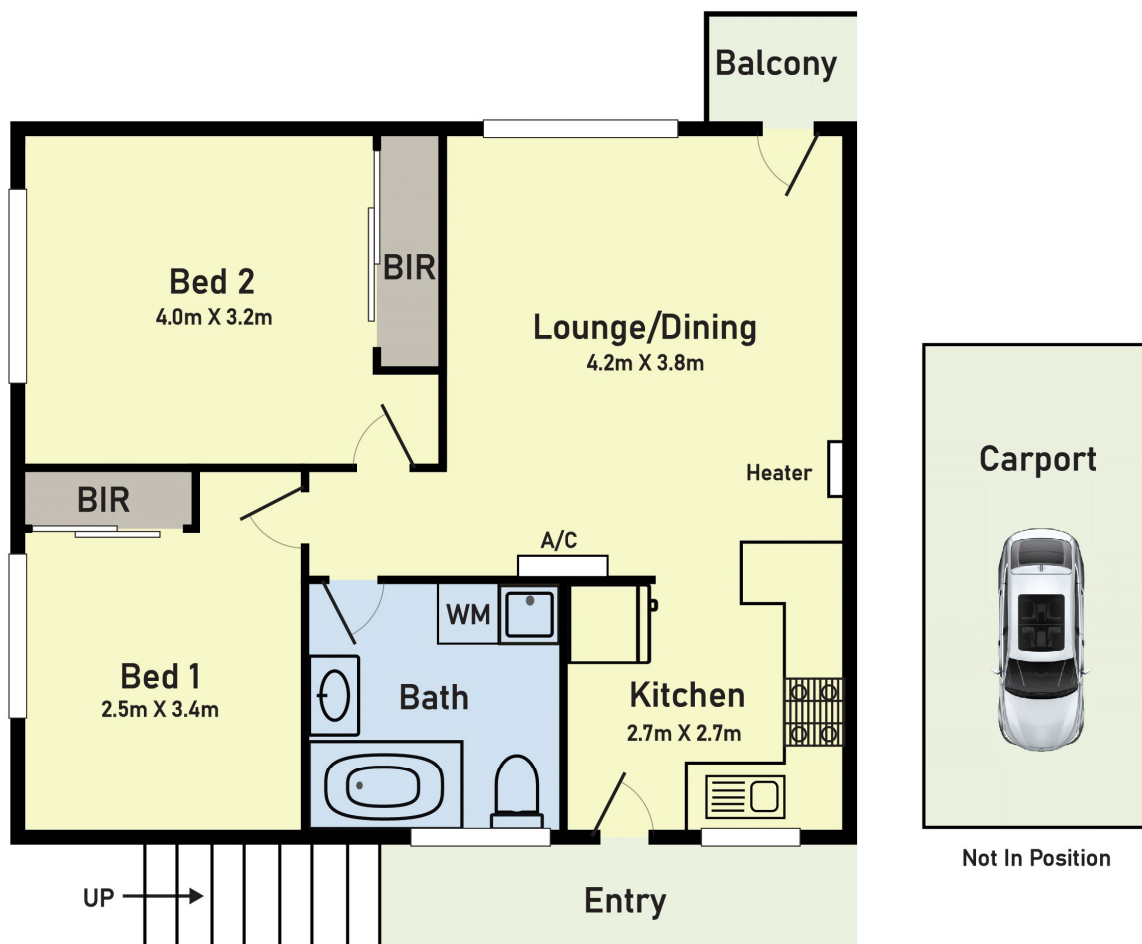
Harvey Bloomfield

Mobile: 0410 658 617



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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