

**Clapham**  
4 Anson Avenue



**Modern and affordable home on 687sqm approx. with sparkling pool plus fantastic direct rear access to Haddington Reserve.**



Offers by: Tuesday 24 January @ 12 noon.

Set back on a 687sqm approx. block, enter the home through double doors to a spacious living room with polished hardwood floors and separate dining area. Floor to ceiling windows let in abundant natural light while the delightful front verandah provides shade from the sun.

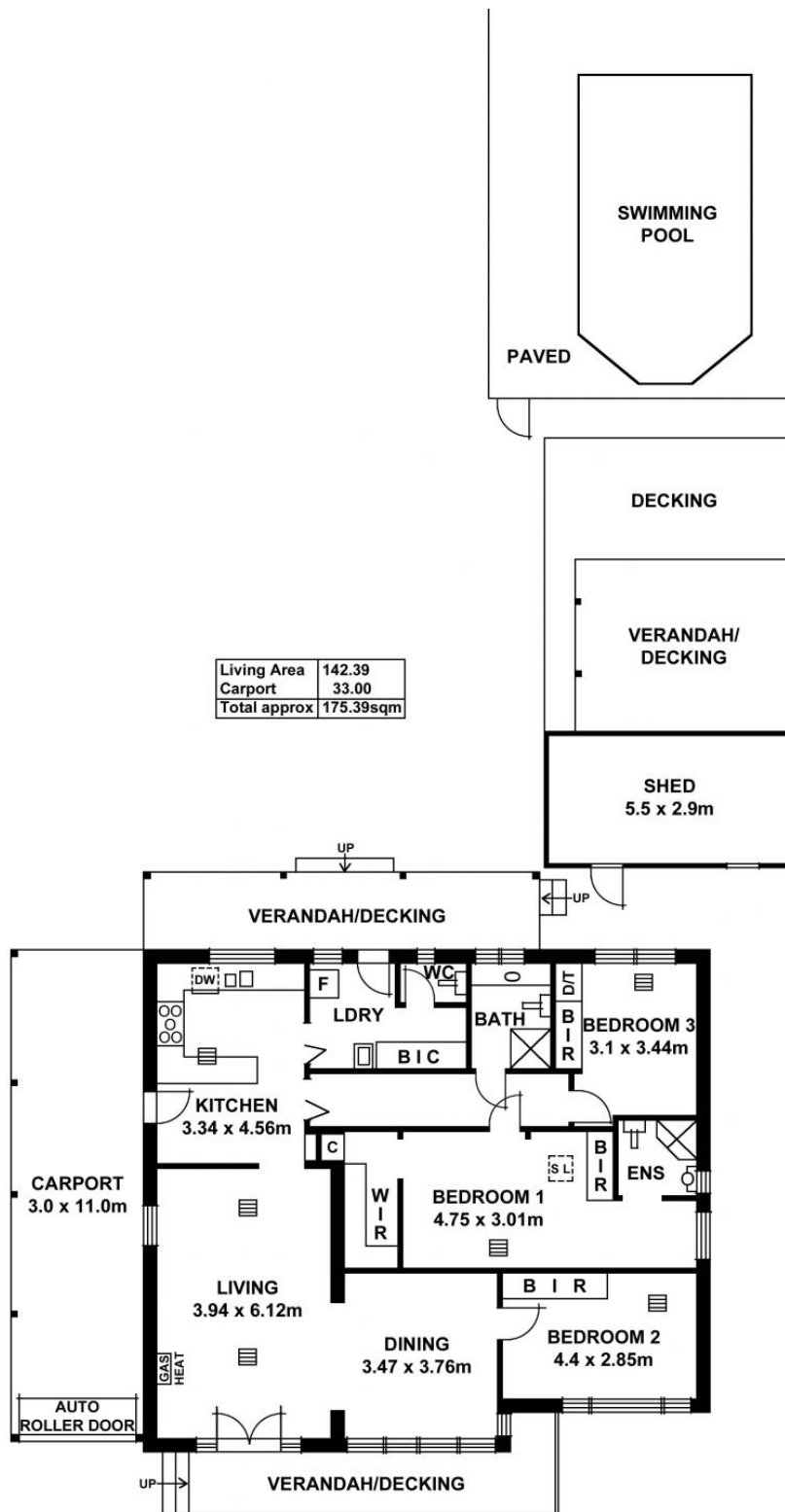
The modern kitchen with gas hob features a large picture window providing views of the whole backyard and pool. A partially covered alfresco deck ensures plenty of room to live and entertain on those balmy summer nights.

This floor plan offers 3 bedrooms, all with built-in robes, with the spacious master also featuring a walk-in robe and ensuite. A main bathroom with vanity and ample storage and additional separate guest toilet complete this home.

Positioned on a deep block, the extensive garden at the rear of the home features cherry, peach, lime, orange and mandarin trees, all ripe with fruit this time of year. A secure gate along the back fence provides rare, direct access to picturesque Haddington Reserve.

Ideally located just minutes from Unley and Mitcham Shopping Centres, Scotch College, Mercedes College, Colonel Light Gardens Primary School, Unley High School, cosmopolitan King William Road and public transport.

- Special features:
- R/C air conditioning
  - Alarm system
  - Gas stove and oven
  - In-ground, salt water swimming pool with cover
  - Partially covered entertaining deck
  - Cherry, peach, lime, orange and mandarin trees



Living Area	142.39
Carpport	33.00
Total approx	175.39sqm

**Andrew Fox**  
0418 832 227

**Fox Real Estate**  
232 Melbourne Street  
North Adelaide, SA, 5006  
Telephone : 08 8267 4995  
foxrealestate.com.au

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. If you are seriously considering this property we strongly recommend that you advise the Agent so that you can be contacted if the Vendor decides to accept an offer prior to auction or offers by deadline.