

OC

14 Chamberlain Avenue,
Clarence Gardens



From the Owners - Insights & Extras

What first attracted you to this property?

Location, opportunity to improve the home to suit our family, access to amenities & schools near and around the area.

Why are you moving or selling?

Downsizing- 3 grown up children have left home.

What do you believe are the major benefits of living in or owning this property?

Location - close vicinity to the city, beach, schools, shopping, cafes, hotel & Public transport. Our neighbours are all homeowners and friendly and community is quiet. Park/playground, soccer and lawn bowling club in walking distance.

Have you completed any renovations or additions?

Yes, internally renovated 2024.

Where is the electricity box located?

Carport.

Where is the hot water system located?

Adjacent to kitchen and ensuite, external wall.

Is there air-conditioning or heating installed?

Reverse cycle air-conditioning and Gas wood heater.

Is there any additional storage?

A lot of storage internal and external.

What is the parking situation?

Up to 3 cars in single carport and room for 2-3 additional cars in front yard paving driveway. Street parking at front of property on house side (opposite side of the street is no parking).

What are the nearest transport links?

Bus stop 100m, Train line 1.4km & Tram line 2.2km - all accessible in reasonable walking distance.

Where are the roof access points?

Hallway.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.

Please note any other benefits or features of the property you would like to inform buyers about:

Pool with solar heating, external studio room for rumpus/gym or home office, separate workshop and pool shed with storage space. External toilet/change area in the extensive outdoor external area with combustible heater.