OC

48 Albert Street,
Clarence Gardens



# From the Owners - Insights & Extras

What first attracted you to this property?
**We've loved the great location, timber floors and spacious main bedroom, with generous yards and easy access to shops and parks.**

Why are you moving or selling?
**After more than 10 years in this much-loved home, we've decided to upsize to suit our growing family's needs.**

What do you believe are the major benefits of living in or owning this property?
**We've loved the leafy, family-friendly community, with schools, shops, parks, public transport, the CBD and Unley High School all close by.**

Have you completed any renovations or additions?
**The home has been painted internally, with updated landscaping, lawns and gardens, and the original plumbing and sewer pipes replaced with modern PVC piping.**

Where is the electricity box located?
**Western side (front)**

Where is the hot water system located?
**Western side (back)**

Is there air–conditioning or heating installed?
**Ducted heating and cooling provide year-round comfort.**

What is the parking situation?
**Parking is available with a garage, carport, driveway and additional on-street spaces.**

What are the nearest transport links?
**Public transport is easily accessible, with bus services on Winston Avenue and South Road, as well as a nearby train station.**

Is there any additional storage?
**Great storage throughout, with built-in robes in Bedrooms 1 and 2, an attached workshop, linen press, pantry and ample kitchen storage.**

Where are the roof access points?
**Hallway**

What inclusions are to remain with the property?
**The property also features vegetable garden beds in the backyard and custom-made curtains in the lounge room. Standard inclusions such as built-in furniture, fixed floor coverings, light fittings and window treatments will remain with the home.**

Please note any other benefits or features of the property you would like to inform buyers about:
**The attached workshop provides a versatile space that could be used as a home gym, hobby room, workshop, or home office.**



This information should not be relied on. Interested parties should make & rely on their own enquiries.