

Under Contract



7 Edward Street, Clare



## Charming Corner Cottage with Endless Potential

Nestled on a desirable corner allotment in the heart of Clare, this delightful character cottage presents a wonderful opportunity for homeowners, investors, or those seeking a charming bed & breakfast venture. Partly renovated and brimming with personality, the home offers a solid foundation while still allowing scope to add your own personal style and finishing touches.

Step inside to discover a warm and inviting lounge room, enhanced by beautiful timber windows that flood the space with natural light, complemented by split system air conditioning for year-round comfort. The eat-in kitchen is both functional and full of charm, featuring striking French doors that open out to a pergola—perfect for seamless indoor-outdoor living and entertaining.

The home comprises three bedrooms, along with a central bathroom and the convenience of a separate toilet, and separate laundry room.

Outdoors, the property continues to impress with its private, fully enclosed yard framed by established hedging. The cottage-style gardens and lawn areas create a tranquil setting, ideal for families, pets, or entertaining guests. Dual road access enhances practicality, while a carport and garden shed provide

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<b>Price</b>	\$399,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11590
<b>Land Area</b>	570 m2
<b>Floor Area</b>	90 m2

### Agent Details

Graeme Nield - 0428 848 915

### Office Details

Clare  
190 Main North Rd Clare, SA, 5453  
Australia  
08 8842 1154



additional convenience and storage.

Positioned in a sought-after location, the home is just moments from local schools, sporting facilities, and only approximately 1.5 km from Clare's main street, offering easy access to shops, cafes, and essential amenities. Adding to its appeal, the property sits right alongside the iconic Riesling Trail, making it a standout choice for lifestyle buyers and tourism-based opportunities.

Whether you're looking to invest, reside, or create a charming getaway, this property offers character, location, and exciting potential in equal measure.

- Three-bedroom character home
- Corner allotment of approximately 578 sqm\*
- Approximate internal living area of 90 sqm\*
- Built circa 1950\*
- Bathroom with separate toilet
- Separate laundry
- Spacious lounge with timber windows and split system air conditioning
- Eat-in kitchen with French doors opening to pergola
- Outdoor patio for entertaining
- Fully enclosed, secure backyard
- Garden shed and undercover carport
- Dual road access
- 1.5 kms\* to the main street of Clare
- 2.5 kms\* to the Clare Hospital
  
- Certificate of Title: CT 5816/889
- Council: Clare and Gilbert Valleys

\*Denotes Approximate

RLA 228106

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