

# 11a Fourth Avenue, Klemzig, SA 5087



## House For Sale

Saturday, 13 April 2024

11a Fourth Avenue, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 348 m2

Type: House



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## Contact Agent

Blue chip investment - Stunning Home\*\* Best Offers By 30/04/2024 @ 12.00pm This neat, future-proof crafted home, built in 2014, offers three bedrooms and sits on an impressive 348m<sup>2</sup> piece of flat land. Torrens titled and low maintenance, this diverse opportunity will allow you the flexibility to live in, use as long term or holiday rental now or in the future. Combining location, opportunity, flexibility, and design you will be creating the perfect expression of a much sought after, yet seldom found lifestyle. Open plan living follows with your choice of lounge areas, encompassing a spacious and bright kitchen to ensure the cook is never separated from the action. All 3 bedrooms are well proportioned, beginning with the light-filled master at the front, with oversized walk-in robe and ensuite, followed by another two bedrooms both with built-in robes. Large sliding doors across the rear of the home fill the spacious family/living area with sunlit warmth. Stepping out to the newly built undercover & paved entertaining area, with simple & elegant backyard, provides the perfect family & friends zone. The pergola creates a welcoming space to host extended family and friends for life's celebrations or just to laze about reading and enjoy the outdoors.

Features:

- Brand new timber floor throughout
- Freshly painted throughout
- Spacious open plan living/dining area with views to rear garden
- Large modern kitchen boasting gas cooking, dishwasher, ample storage and bench space.
- 3 bedrooms, all of good size with brand new timber floor and neutral tones
- Bright bathroom with relaxing bath, separate toilet and contemporary tapware
- Walk through laundry with external access
- Newly built paved veranda area with easy care yard
- Single lock up garage with automatic roller door, internal access and secure access to the side yard
- Ducted reverse cycle air conditioning throughout
- LED and energy-saving lighting combinations
- Gas hot water system
- Plumbed rain water tank

Lifestyle:

- Public transport nearby, walking distance to Klemzig O-Bahn interchange
- Great range of shops, cafes, boutique stores and entertainment options only a short drive away

This beautifully presented home has everything you need, all packaged up and ready to go, so you can start enjoying a stylish, no-fuss lifestyle today.

RATES: City of Port Adelaide Enfield \$1443.25 per annum. Emergency Services Levy \$158.85 per annum. SA Water Rates \$738.88 per annum.

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the information contained herein is true and accurate. We accept no responsibility, and disclaim all liability, in respect to any errors, omissions, inaccuracies and misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.