

**12A Wilpena Avenue, Klemzig, SA 5087**

**REFINED**

**House For Sale**

Thursday, 25 January 2024

12A Wilpena Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 309 m2**

**Type: House**



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## Offers Closing 06/02/2024 @ 5PM (USP)

Refined Eastern is excited to welcome you to 12A Wilpena Ave, Klemzig! This inviting and well-maintained residence offers a perfect blend of comfort, and convenience. Fantastic as an investment opportunity or suited for young families and those seeking to downsize, this home is low maintenance, yet has so much to offer. As you step inside, natural light illuminates the neutral interiors, setting the tone for a welcoming ambiance. The spacious master bedroom, adorned with a charming bay window, offers a serene retreat flooded with warming sunlight. Two built-in wardrobes and a well-thought-out floor plan enhance convenience, with a two-way bathroom accessible from both the main suite and the hallway for guests. The bathroom boasts both a shower and a bathtub, along with a separate vanity and toilet. Bedrooms two and three also feature built-in wardrobes, ensuring ample storage solutions. The heart of the home is beautiful, boasting an open plan lounge and dining with an updated and accommodating kitchen equipped with everything you need! Slide open the glass door to step onto your undercover entertaining patio, overlooking a delightful gazebo. The rear yard, fully paved for minimal maintenance, includes a generously sized shed for additional storage. What we love: - 3 bedrooms - Built in robes - Two-way bathroom - Open plan living and dining - Updated kitchen - Air conditioning - Solar panels - Low maintenance living - Undercover entertaining patio - Charming gazebo - Great sized rear shed - Single garage - Surrounded by local amenities - Walking distance to public transport - Short commute to CBD Plus so much more! Conveniently positioned near local amenities, including Marden Shopping Centre, Greenacres Shopping Centre, and reputable public and private educational institutions. Enjoy easy access to the Linear Park trail, reserves, and more. The Klemzig Interchange is within walking distance, offering a quick O-Bahn ride to the CBD, or if you prefer driving, reach the city in under 15 minutes. This location is ideal for a short journey to The Parade Norwood, Walkerville Terrace, North Adelaide, and Tea Tree Plaza. Seize this opportunity to move in and start enjoying your new abode and the benefits of easy living. Don't miss out on this gem in the heart of Klemzig! Contact Sam or Sarah today!