

**13 Kitson Avenue, Richmond, SA 5033**



**Sold House**

Friday, 29 September 2023

13 Kitson Avenue, Richmond, SA 5033

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 724 m2**

**Type: House**



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## Contact agent

Sandstone-fronted and sensational. Every new and updated inch of this 1950s home does far more than its former self ever could with updated interiors, and envious indoor/outdoor amenities. On an immaculate 724sqm (approx) landscape, the fully rewired, up to 4-bedroom home's reset deems it as one of the finest on Kitson Street, and its list of extras is as long as the lifestyle this emerging suburb upholds. The home comprises 3 oversized bedrooms under the main roof, a warm separate lounge and comfortable meals area in the updated kitchen - all this accompanied by the updated central bathroom. The generous outdoor entertaining area, fully enclosed with cafe blinds over all year entertaining option - overlooking the spacious central yard space. The rear studio/shed offers an abundance of work from home, 4th bedroom or teenage retreat options with 3rd toilet, while the huge shed offers the ultimate man-cave and work space options, with the benefit of a 2nd kitchenette. Nestled halfway between the city and the sea, this home is moments from Cowandilla Primary School and Tenison Woods Catholic School. With an enviable position in the heart of Richmond you have your pick of local cafes including Devour Cafe Patisserie, Karma and Crow and other local amenities on Richmond Road to Sir Donald Bradman Drive and more. Key features- 724sqm (approx) allotment- 3 spacious bedrooms- Updated kitchen and bathroom- Wood fire heater in lounge- Oversized outdoor area with cafe blind- Detached rumpus/4th bedroom/retreat with 3rd toilet - side access with intercom- Plumbing provision in rumpus - Large wood/pizza oven- Generous Garage with 2nd kitchenette/work space Specifications Title: Torrens Title Year built: c1950 Land size: 724sqm (approx) Site dimensions: 19.20 m x 37.73 m Council: City of West Torrens Council rates: \$1,527pa (approx) ESL: \$163.40pa (approx) SA Water & Sewer supply: \$189.33pa (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629