

**13 Swan Avenue, Klemzig, SA 5087**

**Boffo**

**Sold House**

Wednesday, 3 April 2024

13 Swan Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 611 m2**

**Type: House**



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**\$940,000**

Auction Location: On Site Set on a generous 611sqm (approximate) block this home offers the perfect balance between comfort and spaciousness. Natural light streams through wall-to-wall glass into the delightfully spacious sunroom that perfectly accompanies the cosy family room and the open plan formal lounge and dining space. Delivering multiple living areas, three bedrooms, central bathroom for convenience and an undercover outdoor entertaining space that overlooks the landscaped rear yard, there is ample room to live and play. This is a perfect fit for buyers seeking a traditional family home in a great near city location, that you can personalise with updates and add serious value to over time. Alternatively, buyers will also see it as an excellent investment property and seek to take advantage of the area's historically strong rental demand and capital growth. Features that make this home special: - Master bedroom featuring walk-in robe and access to the bathroom - Additional two bedrooms, bedroom two with ceiling fan and bedroom three with built-in robe - Formal lounge and dining area - Open plan kitchen, family and meals area - Sunroom featuring a stunning bay window offering an abundance of light - Central kitchen with dishwasher and an abundance of cupboard and bench space - Bathroom with separate bath and shower + separate toilet for added convenience - Separate laundry - Pergola, perfect for outdoor entertaining - Spacious backyard with grass area for kids and pets to enjoy - Two garden sheds, perfect for storage - Single carport with roller door plus drive away for additional off-street parking Minutes away from the Klemzig O-Bahn Busway Interchange. Admirably located just 7 kilometres (approximately) to the Adelaide CBD, an easy walk to the River Torrens Linear Park, and conveniently close to numerous council-maintained reserves. Marden and Greenacres Shopping Centres are both just a short drive away for your convenience. Exceptional education and childcare opportunities such as Klemzig Primary school, Vale Park Preschool, Vale Park Primary School, St Andrews School, Walkerville Primary School, St. Monicas and the Precious Cargo Education Montessori are all close by. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174