

**21 Torrens Ave, Klemzig, SA 5087**

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## House For Sale

Friday, 24 May 2024

21 Torrens Ave, Klemzig, SA 5087

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



William Bai

0402427738

**AUCTION: 16/06/2024 12:30pm ON-STIE**

AUCTION: 16/06/2024 12:30 pm ON-STIE Perfectly located close to Greenacres Shopping Center and Klemzig Interchange, this modern and spacious home offers an ideal blend of convenience and comfort. Situated just 7 kilometres from the Adelaide CBD, residents can enjoy easy access to urban amenities while living in a peaceful suburban setting. The property features a master bedroom with an ensuite and walk-in robe, along with two large bedrooms equipped with built-in robes. Additionally, there is a separate meal and lounge living area, providing ample space for both relaxation and entertaining. The home also includes an extra study or office area, perfect for those who work from home or require additional space for hobbies. The open-plan kitchen is designed with a gas cooking top, ensuring a seamless cooking experience. Complementing the kitchen is a modern bathroom with a separate toilet, enhancing the convenience and functionality of the home. The low-maintenance garden ensures that outdoor spaces remain easy to care for, allowing more time to enjoy the home's other features. Ducted heating and cooling air-conditioning systems provide year-round comfort, making this property an excellent choice for families or individuals seeking a well-appointed and conveniently located home.

**FEATURES YOU'LL LIKE:**

- Master bedroom with ensuite and walk-in robe
- Two large bedrooms with built-in robes
- Separate meal and lounge living area
- Additional study or office space
- Open-plan kitchen with gas cooking top
- Modern bathroom with separate toilet
- Low-maintenance garden
- Ducted heating and cooling air-conditioning
- Proximity to Greenacres Shopping Center and Klemzig Interchange
- Just 7 km from Adelaide CBD

**SPECIFICATIONS:** Council Rates / \$TBA p/q approx. SA Water / \$TBA + Usage p/q approx. ESL / \$TBA p/a approx. Rental appraisal: \$750 per week

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Harcourts St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 309533