

**27 Bray Avenue, Klemzig, SA 5087**



**House For Sale**

Thursday, 7 March 2024

27 Bray Avenue, Klemzig, SA 5087

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Eric Jem

0883324886



Terry Guo

0883324886

## **Auction Sat 23 March 11.30am (USP)**

If it's the perfect location that you are seeking, then this quaint brick home on a large 740sqm allotment (approx.) is exactly what you have been searching for. This solid one-bedroom brick home is in good order and promises great things to come. With a large sized and rare flat land area, this allotment could be the key to your knock-down and rebuild project, a potential development site (STCC) or a renovation success waiting to happen. As for the location, it's hard not to boast when your backyard is nestled beside the beautifully cool and leafy banks of the River Torrens Linear Park. You'll find yourself having a sneaky shortcut through to the Klemzig Interchange for super-easy public transportation. This gem of a property also resides on the coveted Vale Park side of O.G. Road expanding your horizon to a wonderful array of shops, schools, café's and more. - Huge 60sqm (approx.) workshop, storage shed or garage on site - Warm and cozy, air-conditioned lounge with timber flooring - Kitchen plus meals area with a freestanding gas cooker - One carpeted bedroom with a ceiling fan - Original bathroom: bath, shower, separate w/c - Large laundry - Huge backyard ready for a home extension or rebuild - Opportunity to add secure gated access to Linear Park from the backyard - Close to The Avenues, Marden and Walkerville shopping centres - Zoned Klemzig Primary School (1.2km), near Vale Park Primary School (not zoned) - Zoned Charles Campbell College (5.5km) - Near St Monica's Parish School, St Andrew's School, Marden Senior College - Local amenities: Klemzig Reserve, Gaza Sports Club, Payneham Swimming Centre - An easy 6km commute (approx.) to the city RLA 285309