

3, 3A & 3B Maple Avenue, Klemzig, SA 5087

**NOAKES
NICKOLAS**

Sold House

Thursday, 19 October 2023

3, 3A & 3B Maple Avenue, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 267 m2

Type: House



Matthew Anand
0402535135



Lachlan Edwards
0468618952

\$870,000

Best Offers By Monday 13th of May at 1pm (Unless Sold Prior). Welcome to 3 Maple Avenue - a modern, low maintenance, brand-new home featuring an expansive master suite, complete with a walk-in-robe and a luxurious ensuite. Step inside and be captivated by an open-plan design bathed in natural light, boasting 4-bedrooms and 2-bathrooms, offering the ultimate flexibility for a growing family or transform one into a dedicated living space - the choice is yours. The heart of the home is centred around a sizable island bench and a hidden butler's pantry, which is truly an entertainer's paradise. Featuring two outdoor living spaces: a sun-drenched internal courtyard or a spacious undercover alfresco, are the perfect locations to unwind, or to host unforgettable gatherings. Beyond the doorstep, there is effortless connectivity, with the Klemzig interchange moments away, whisking you into the Adelaide CBD in just 10 minutes. Need retail therapy? Westfield awaits the other direction also 10 minutes away. More to love:- Secure garage with panel lift door for off-street parking- Reverse cycle ducted A/C throughout- LED downlights- Floor-to-ceiling tiled bathrooms with stone benchtops- Prewired data cabling and TV points in all rooms- Secure alarm system- Instant gas hot water system- Low maintenance landscaping and rainwater tank with pump- Moments away from Fourth Avenue bus stops and the Klemzig Interchange- Zoned for Avenues College and Klemzig Primary, with easy access to Roma - Mitchell Secondary College and Klemzig Kindergarten Year Built: 2024 Title: Torrens Council: City of Port Adelaide Enfield Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.