

**3 Thistle Avenue, Klemzig, SA 5087**

**REFINED**

**House For Sale**

Thursday, 21 December 2023

3 Thistle Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 302 m2**

**Type: House**



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## Offers Closing 08/01/2024 @6PM (USP)

Refined Real Estate proudly presents this inviting courtyard home nestled in the vibrant suburb of Klemzig. Welcome to 3 Thistle Ave - a seamless blend of comfort and convenience! Nestled in a serene locale, this charming Torrens Titled abode boasts three bedrooms and offers a haven of effortless, low-maintenance living. Embraced by natural light and adorned with calming neutral tones, this residence creates an appealing ambiance catering to diverse lifestyles. Upon entry, the thoughtfully arranged layout situates two bedrooms at the front of the home. The tranquil master suite offers an ensuite bathroom and an accommodating walk-in robe for added comfort. As you are welcomed into the fantastic main living area, you will love the open plan concept. The well-equipped kitchen provides abundant cupboards, ample bench space, a dishwasher, and a gas cooktop for effortless culinary experiences. Whether you choose to unwind on a comfortable sofa or extend your living space by opening the glass sliding door to the undercover entertaining patio in the private rear yard adorned with enchanting greenery, this home offers a cozy retreat. Additionally, this home features a third bedroom and a generously sized main bathroom complete with both a shower and a bathtub. The double garage comfortably accommodates two cars, while ducted reverse cycle air conditioning, ceiling fans, and exterior shade blinds ensure year-round comfort. This ideal location provides easy access to the CBD being only approximately 8km away and its proximity to public transport makes the commute a breeze. Walk to the bus stop or utilise the park and ride at the Klemzig O'Bahn interchange. Enjoy a leisurely stroll to Greenacres Shopping Centre for all your daily essentials and take advantage of this home's optimal placement near both fantastic public and private schools. What we adore: - 3 bedrooms - 2 bathrooms - Master with ensuite and walk in robe - Open plan living - Accommodating kitchen - Under cover outdoor entertaining patio - Exterior shade blinds - Low maintenance charming gardens - Double garage - Reverse cycle air conditioning - Close to public transport - Walking distance to Greenacres Shopping Centre Plus so much more! Whether you are a first-time homebuyer, a small family, an investor, or downsizing, this charming abode beckons you to embrace the hassle-free lifestyle. Comfort and convenience are waiting for you at 3 Thistle Ave, Klemzig. Start the new year by making it your new home! Contact Sam or Sarah today!