

33 Cullford Avenue, Klemzig, SA 5087

Sold House

Thursday, 17 August 2023

33 Cullford Avenue, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 610 m2

Type: House



Gerry Manning

\$650,000

Younger homebuyers and wise investors please take note, this exciting entry-level opportunity is situated in a tightly held location just a short walk from The River Torrens Linear Reserve and local sporting venues. The home is presented in good condition and offers a rare and unique opportunity for first-time buyers looking for value and location, along with a keen investors with a positive future vision. Nestled amongst mature trees and traditional gardens, the home offers 3 bedrooms and 2 separate living areas across a classic post war layout. Polished timber floors, 2.7m ceilings and neutral tones offer a vibrant character essence, flowing through the bedrooms and living room. A split system air-conditioner to the living room will ensure your year-round comfort while an adjacent combined kitchen/dining room offers a great 2nd space for your daily relaxation. The kitchen is offered in original condition with upgraded freestanding gas stove, wide sink with filtered water and original cabinetry. Security screens to the main doors and windows will provide peace of mind when you're at home and away, while a tidy bathroom, traditional laundry and separate toilet complete the interior. Step outdoors and enjoy the benefits of larger allotment living with an extensive rear yard providing more than enough space for the kids to run play, and so much room for any future outdoor living improvements. A single galvanised iron garage will provide sheltered accommodation for the family car and there's ample off-street parking available in the driveway. Briefly: * 1956 constructed, traditional maisonette on generous rectangular allotment * Block size of 610 m² approx with ample room for any future improvements (STCC) * Great location in a tightly held and desirable area * Walk to Felixstow Reserve and Campbelltown Par 3 Golf course * Easy access to public transport and local sporting reserves * 3 spacious bedrooms and 2 separate living areas * Polished timber floors to the living room and bedrooms * Fresh neutral tones and 2.7m ceilings * Living room with split system air-conditioner * Combined kitchen/dining with ample room for the dining table * Kitchen features original cabinetry, freestanding gas stove and a wide sink with filtered water * Tidy bathroom, separate laundry and toilet * Security screens to most main windows * Single galvanised iron garage and ample offstreet parking * Ideal opportunity for younger homebuyers in a great location Let the Torrens River Linear Park be your playground for exercise and recreation with this unique peaceful location just a short walk away. The Geoff Heath Par 3 Golf Course and Felixstow Reserve offering outstanding contemporary facilities that are unparalleled. Klemzig Reserve, The Gaza Sports & Community Club and TK Shutter Reserve are also all within easy reach for your recreational pursuits. Klemzig Primary School is the zoned Primary School, just a short walk away. The zoned high school is Avenues College. Marden Shopping Centre, Greenacres & Gilles Plains Shopping Centre are all available for your weekly grocery shopping, and the Klemzig Medical Centre is just up the road. There is a bus stop just around the corner and the OBahn busway is within easy reach for express transport to the city. Homebuyers and Investors, be sure to inspect! Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Specifications: CT Reference / 6024/344 Council / City of Port Adelaide Enfield Zone / General Neighborhood Year Built / 1956 Land Size / 610 m² approx Council Rates / \$1,063.85 per annum SA Water Rates / Supply \$74.20 & Sewer \$81.36 per quarter + usage Emergency Services Levy / \$130.10 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Vella Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Vella Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289