

**34a Wellington Street, Klemzig, SA 5087**



**Sold House**

Thursday, 29 February 2024

34a Wellington Street, Klemzig, SA 5087

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 360 m2**

**Type: House**



Rosalind Neale

## Contact agent

Perfectly located in a quiet street in the heart of Klemzig, this beautifully presented three bedroom home offers the opportunity for a relaxed low maintenance lifestyle. The convenient location provides easy access to wonderful lifestyle amenities including local shops, cafes, parks, local schools including Klemzig Primary School as well as easy transport links to the city. Step inside to discover an abundance of natural light with neutral décor and tiled flooring throughout. The heart of the home is the spacious open plan living area with split system air-conditioner including light and bright kitchen with wall oven, electric cooktop and walk-in pantry. Master bedroom situated at the front of the home offers walk in wardrobe, ensuite bathroom with large vanity and has the comfort of a ceiling fan and split system air-conditioner. Two additional bedrooms both with ceiling fans, built-in cupboards are serviced by the family bathroom with vanity, shower, full sized bath and separate toilet. The added bonus to this delightful property is the double garage that has been converted into a rumpus room / fourth bedroom, fully equipped with kitchenette, bathroom with shower, vanity and toilet, walk-in wardrobe and bi-fold doors for external access. This neat and tidy property is situated on low maintenance lot with rear yard including garden shed and entertaining space with views to the hills. Added extras including freshly painted, gas hot water service and 5Kw solar panels.

**Key Features :**

- Modern kitchen with wall oven & walk-in pantry
- Light & bright open plan living area
- Master bedroom with walk-in robe & ensuite
- Two additional bedrooms with robes
- Family bathroom with separate bath & shower
- Rumpus room / 4th bedroom with kitchen & bathroom amenities
- Low maintenance rear yard with views to hills
- Off street parking for vehicles
- Reverse cycle air conditioners & ceiling fans
- 5Kw panel solar system

**Specifications:-** CT / Volume 5679 Folio 441 Council / Port Adelaide Enfield Zoning / General Neighbourhood Built / 1999 Internal / 153 m2 (approx.) Land / 360 m2 (approx.) Council Rates / \$ 1284.65 pa (approx.) ES Levy / \$ 146.75 pa (approx.) SA Water / \$ 172.44 pq (approx.) (Supply & Sewerage) Common Area Sinking Fund / \$145.00 pq (approx.)