

**35 Kingate Boulevard, Blakeview, SA 5114**



**House For Sale**

Tuesday, 23 April 2024

35 Kingate Boulevard, Blakeview, SA 5114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 383 m2**

**Type: House**



Gareth Dickins  
0882559555

**\$499,000 - \$529,000**

Proudly presented by Gareth Dickins of LJ Hooker, this elegant villa-style residence occupies a generous 383 square meter parcel of land. The home showcases a beautifully designed frontage complemented by a secondary driveway and a low-maintenance garden, enhancing its curb appeal. This two bedroom villa is enriched with numerous features. The master suite offers ample space with a large walk-in wardrobe and a ceiling fan, providing direct access to the convenient three-way bathroom. The second bedroom is equipped with built-in robes and a ceiling fan. Additionally, the well-appointed laundry includes stylish built-in storage. The expansive open-plan living area is a highlight, boasting modern appliances, abundant storage, and a dishwasher set within a sleek kitchen layout that seamlessly flows into the dining area. This living space is exceptionally versatile, with potential to convert into a third bedroom if desired. For comfort throughout the seasons, the home is fitted with split system climate control and roller shutters. Outside, a substantial 10m x 6.5m A-frame entertainment area with integrated lighting offers an ideal setting for hosting gatherings, complemented by a lush low maintenance garden. Practical additions include a garden shed and a plumbed rainwater tank. Located in a desirable neighborhood surrounded by well-kept properties, this home is conveniently close to several educational institutions including Blakes Crossing Christian College, Blakeview Primary School, Playford Primary, and Catherine McAuley School. Just a short walk away is the Blakes Crossing Woolworths, complete with a variety of amenities, a gym, and dining options. Nearby recreational facilities like Blakes Crossing Playground and oval are perfect for family outings. This property is a superb offering in a vibrant community, ideal for those seeking a quality lifestyle with every convenience at their doorstep. Call Gareth for more information! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355