

39 Kingate Boulevard, Blakeview, SA 5114

House For Sale

Tuesday, 5 December 2023

39 Kingate Boulevard, Blakeview, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Gerry Manning

Best Offers by Tuesday 12th December (USP).

First Open Saturday the 9th from 2.45pm until Delightfully nestled amongst in a peaceful, family friendly area, with easy access to local parks and reserves, shopping and transport, this fabulous contemporary residence offers 2 living spaces and 3 double size bedrooms across a refreshing modern design. The spacious lawn covered allotment of 529m² will provide plenty of room for your kids to play, pets to roam and future garden improvements, while thoughtful design and contemporary decor create a bright modern ambience that flows effortlessly throughout. Relax in a light filled formal lounge or step on through to a large combined family/dining room and enjoy the convenience of 2 separate living areas across an architecturally designed interior. A spacious modern kitchen overlooks the family room and features stone look bench tops, generous corner pantry, stainless steel appliances, tiled splash backs, crisp white cabinetry, double sink and a raised breakfast bar. Fire up barbecue and entertain outdoors under a modern alfresco pergola, as the kids to play on the large lawn covered backyard, the perfect summer fun family area for your weekend outdoor entertainment. All 3 bedrooms feature fresh quality carpets and built-in robes. The master bedroom offers a spacious ensuite bathroom, while bedrooms 2 and 3 a well serviced by a bright main bathroom and clever study nook. A double garage with auto roller door will provide secure accommodation for the family cars while ducted reverse cycle air-conditioning ensures your year-round comfort. A fabulous family home in a wonderful, desirable locale, so close to local schools, shops and reserves and priced to sell! Briefly: * Contemporary family home on generous allotment of 529m² * Great location close to local schools, reserves and shopping * 2 spacious living areas and 3 generous bedrooms * Quality floor coverings, neutral tones and abundant natural light * Bright formal lounge adjacent the entrance * Large open plan family/dining room with kitchen overlooking * Modern kitchen features stone look bench tops, generous corner pantry, stainless steel appliances, tiled splash backs, crisp white cabinetry, double sink and a raised breakfast bar * Generous alfresco pergola overlooking the backyard * Large lawn covered backyard with ample room kids and pets * All 3 bedrooms with fresh quality carpets and built-in robes * Bedroom 1 with ensuite bathroom * Clever study nook, perfect for the computer * Bright main bathroom with separate bath and shower * Separate toilet * Large laundry with linen cupboard and exterior access * Double garage with auto roller door and interior access to the home * Ducted reverse cycle air-conditioning Perfectly located on a quiet neighbourly street within easy reach of all resources. Public transport is a short walk to Bentley or Craigmore Roads. Springvale Reserve & playground is just a short stroll away, perfect for the younger family and ideal for your daily exercise and recreation. Other reserves and community spaces include The Smith Creek Linear Reserve, Dog Park and Soccer Club. Aranga Park is close by with football, netball, rugby & soccer. Blake's Crossing Shopping Centre is conveniently located just down the road, offering a refreshing, modern shopping experience. Local primary schools include Playford Primary, Munno Para Primary, Blakeview Primary and Elizabeth Downs Primary. The zoned high school is Craigmore High School. Quality private schools in the area include Trinity College, Blakes Crossing Christian College, St Columba College, Thomas More School & Catherine McAuley School. 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 / TBA / TBA Council / City of TBA Zone / TBA Year Built / TBA Land Size / TBA m² approx Council Rates / \$TBA per annum SA Water Rates / Supply \$TBA & Sewer \$TBA per quarter + usage Emergency Services Levy / \$TBA per annum Strata Fees. Admin Levy \$#### / Sinking Fund \$###.## Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning 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 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