

**3B Maple Avenue, Klemzig, SA 5087**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 14 March 2024

3B Maple Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 267 m2**

**Type: House**



Matthew Anand  
0402535135



Lachlan Edwards  
0468618952

**\$850,000**

As you step to your front door, you'll be greeted by a modern facade, setting the tone for what lies within. The warmth of the timber laminate flooring along with the 2.7m high ceiling will greet you with style and space. As you venture down the light filled hallway, you will meet the spacious master bedroom with a fabulous walk in robe and private modern ensuite, well away from the living room providing an adult retreat. As you continue, the separate laundry opens out to an outdoor courtyard which can be used as a service area or second outdoor entertaining space. You have the choice of a second living area or perhaps a 4th bedroom is more of a priority for your family. The choice is yours! Further down the hall, two more carpeted bedrooms sit opposite the main bathroom complete with striking features and the convenience of a bathtub for those with young children or for those who love to wind down with a relaxing soak in the tub! Finally, the heart of the home, the gourmet kitchen, which will have the chef of the home salivating. A walk-in pantry to hold ingredients, European appliances to cook and stone benchtops and island to present the culinary delights for family and friends. The kitchen effortlessly connects to the dining and living areas creating a social setting so the chef can enjoy the company of family or guests while they create. Or perhaps the undercover pergola dining may be an option to enjoy the great outdoors. This thoughtful and well-designed layout has been designed to prioritise quality, affordable, low maintenance living with convenience at your fingertips. Whether you're a busy professional seeking a modern and hassle-free home or a family in search of a suburban haven close to schools, parks, and community amenities, this property ticks all the boxes. Features to Note:- 3m ceiling in main living/meals area- Secure garage with panel lift door for off-street parking- Reverse cycle ducted A/C throughout- LED downlights- Floor-to-ceiling tiled bathrooms with stone benchtops- Instant gas hot water system- Low maintenance landscaping and rainwater tank with pump- Moments away from Fourth Avenue bus stops and the Klemzig Interchange- Zoned for Avenues College and Klemzig Primary, with easy access to Roma - Mitchell Secondary College and Klemzig Kindergarten- Enjoy convenient shopping at Newton Central and Greenacres, drinks at the O.G. Hotel, and a breezy commute to the CBD from Klemzig Interchange. Just around the corner from the wonderful Linear Park's playgrounds, reserves, basketball courts and trails, enjoy an extended backyard that offers plenty of free recreation space while close to quality zoned local schools. This home leaves nothing for you to do but pack your bags and get excited for your new lifestyle in Klemzig. Year Built: 2024 Title: Torrens Council: City of Port Adelaide Enfield Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.