

4 Bowran Avenue, Klemzig, SA 5087



Sold House

Friday, 25 August 2023

4 Bowran Avenue, Klemzig, SA 5087

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House

\$1,285,000

This large family home with an impressive facade and low maintenance garden is set back on the allotment providing space from the main street. With a long driveway, double garage with a panel lift door access to the rear double carport with drive through access to the powered rear garage this property provides ample off street parking or is just perfect for the car enthusiast. Displaying a modern blend of generous design and stylish finishes this contemporary home has been designed to incorporate low maintenance living and easy entertaining. The open plan living is extremely spacious in design and incorporates the kitchen/dining/living and built in bar area making this an entertainer's delight. The oversized kitchen features a 4 burner gas cooktop, wall oven, corner pantry, raised breakfast bar and an abundance of bench and cupboard space. Comprising of 4 good size bedrooms. The master suite has a bay window, walk in robe and ensuite while bedrooms 2 and 3 have built in robes. Just when you think the luxury has come to an end you are welcomed outside to the extensive entertaining area. With multiple areas to utilise, this is where you will live for much of the year, eating, drinking and barbecuing at your fingertips. In terms of infrastructure the home is equipped with ducted gas heating, ducted evaporative cooling, security system, solar system, 3 phase power, cable internet, manual irrigation system and 10,000 litre rainwater tank. Positioned in the fast growing suburb being only a short distance from the Klemzing O'Bahn, Linear Park and East Marden Primary school. Currently tenanted until March 2024. Key features- Open plan living kitchen/meal & dine- Kitchen has dishwasher, wall oven & ample bench & cupboard space- Built in bar area- Main bedroom with ensuite & built in robe- Ducted gas heating & evaporative cooling- Extensive undercover entertaining areas- 3 phase power & cable internet- Solar system- Double garage- Great size shed with access from the driveway - Close to schools, shops & transport Specifications Title: TBC Year built: 2005 Land size: 760sqm (approx) Site dimensions: Council: City of Port Adelaide Enfield Council rates: \$2057.50pa (approx) ESL: \$204.95pa (approx) SA Water & Sewer supply: \$231.55pa (approx) The grass in the images are for illustrations only. All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629