

**52 Second Avenue, Klemzig, SA 5087**



**House For Sale**

Wednesday, 12 June 2024

52 Second Avenue, Klemzig, SA 5087

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 933 m2**

**Type: House**



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## Auction On-Site Sunday 23rd June 12pm

Embrace the charm and potential that 52 Second Avenue, Klemzig has to offer with this classic 1930s residence, poised on a massive 933sqm block (approx) with a very wide 25.6 metre frontage (approx). This home boasts the character of yesteryear with the conveniences of modern living, including a thoughtfully renovated kitchen designed to meet the needs of the contemporary homeowner. Located in the heart of Klemzig, a suburb prized for its leafy streets and community spirit, this property offers an abundance of space both inside and out. The expansive garden provides a blank canvas for the green-thumbed enthusiast or a wonderful play space for growing families. Alternatively, an opportunity awaits the eager investor, with such a substantial piece of land on offer, there may be potential to subdivide and reap the financial benefits of multiple dwellings. Klemzig's allure is accentuated by its proximity to amenities and leisurely offerings. Residents will relish in the ease of accessibility to Adelaide city and the variety of cafes, restaurants and retailers on offer in the surrounding suburbs, which can be explored by simply following the paths of the sprawling Linear Park trail only moments from your front door step. This Klemzig jewel stands as a rare opportunity to secure a (rather large) slice of history in Adelaide's North East, where exciting possibilities await the right hands.

**Additional Features:**

- Wide frontage of over 25 metres
- Driveway that stretches the length of the property
- Solar panels
- Mere steps from Ryan's Reserve
- One street back from the Linear Park trail with walking and bike paths
- Proximity to Klemzig O-Bahn Interchange
- Walking distance to Lochiel Park Par 3 Golf Complex
- Nearby schools include: East Marden Primary School, Klemzig Primary School, Felixstow Community School, Open Access College, Marden Senior College, Windsor Gardens Vocational College, Charles Campbell College, Cedar College

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.