

**53 Boucaut Avenue, Klemzig, SA 5087**



**House For Sale**

Wednesday, 3 April 2024

53 Boucaut Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 696 m2**

**Type: House**



Lidija Kies  
0477779579



Allison Bartlett  
0456019292

## **Auction \$930,000**

Auction Location: On Site While keeping a low profile in a desirable location near several reserves, this immaculate three-bedroom brick home is a fabulous find for savvy buyers. A local since 1957, this is a good quality well built home – a residence that has proudly stood the test of time. Ready now for new beginnings, a golden opportunity faces buyers seeking a spacious and comfortable home to update at their leisure and renovators ready to redefine this home with contemporary style. Of course this is also an easy addition to the investor's portfolio, while the generously proportioned 696sqm block (approx.) suggests buyers looking for somewhere special to build their dream family residence (subject to planning consent) are in for a treat. The footprint comprises high ceilings, air-conditioned bedrooms of generous proportions accompanying a comfortable lounge, separate dining room and a family-sized kitchen with the lot. Outdoors is geared to the handyman, tradie or car enthusiast, providing abundant secure parking for multiple vehicles along with a lock-up garage and a shed with bench space. A well-established garden backdrops the brick-paved pergola, where a wood oven fires up for family pizza night. Features that make this home special: -Three double bedrooms with ceiling fans, split systems and built-in robes- An original bathroom – bath and shower plus separate w/c- An eat-in, skylit, timber kitchen: walk-in pantry, dishwasher, abundant storage- Wall unit air conditioning in the kitchen- Sliding door connection from the kitchen to the formal dining room- Spacious and comfortable lounge room- Handy study, centrally positioned- Triple length carport behind a roller door- Single garage plus shed- Undercover outdoor entertaining- Established Fruit trees including fig, apricot and lemon - Solar panels The property earns big ticks for its location near Linear Park, Lochiel Park, TK Shutter Reserve AND Felixstow Reserve! The Klemzig Interchange provides a speedy commute to the city, shopping is close by at the Marden Shopping Centre, and the ARC Campbelltown is there for all your sport and recreational needs. As for schools, take your pick from zoned schools - Klemzig Primary School and Avenues College, along with Marden Senior College, Wilderness School, Prescott College and St Peter's College all within easy reach. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174