

7/9 O G Road, Klemzig, SA 5087

ALL ADELAIDE

House For Sale

Wednesday, 20 March 2024

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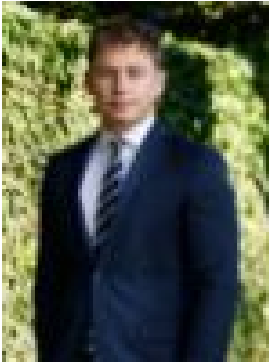
Bedrooms: 2

Bathrooms: 1

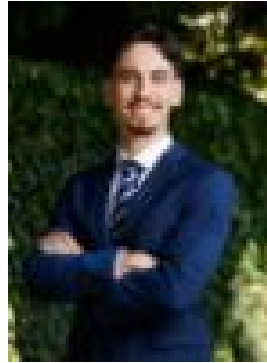
Parkings: 1

Area: 107 m2

Type: House



Blake Bryant
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Jordan Cavallaro
0481206691

Best Offers By - 9th of April (USP)

Perfectly positioned, set well back from the road in a family friendly group, just around the corner from the Klemzig Recreation Reserve, open space and playground, this well maintained 2 story townhouse will provide the perfect start-up opportunity for younger buyers or an ideal, low maintenance investment solution. Crisp floating floors, fresh neutral colours and quality down lighting provide a refreshing open plan living space where natural light gently infuses, and split system air-conditioning ensures your year-round comfort. There is plenty of space for the family to relax in a combined living/dining room and ample room in the adjacent kitchen for you to create your culinary masterpieces. The kitchen features stainless steel appliances crisp white cabinetry, sleek tiled splashbacks, sink with mixer tap and plenty of overhead cupboard space. An adjacent walk-through laundry adds some valuable extra utility space while providing access to a cosy verandah covered rear courtyard. Upstairs offers 2 spacious bedrooms, both of good proportion, both offering ceiling fans and sleek porcelain tiles. The main bedroom has a walk-in robe and a private balcony overlooking the local group. Vaulted ceilings and exposed beams in both bedrooms add a sense of charm and space. A modern upgraded bathroom has a vibrant crisp flavour with bright white tiles, frameless shower screen, modern tapware and shampoo niche. A single carport space completes the offering, providing the perfect start-up for the younger buyer or the ideal investment for the shrewd entrepreneur. Briefly: * Solid brick 2 storey townhouse * Great location just around the corner from the Klemzig Recreation Reserve, open space and playground * Walk to the Klemzig O'Bahn Interchange * Split level ground floor with fresh paint, floating floors and down lights * Split system air conditioner and under stair storage * Spacious dining area with kitchen adjacent * Kitchen with stainless steel appliances crisp white cabinetry, sleek tiled splashbacks, sink with mixer tap and plenty of overhead cupboard space * Separate toilet and walk through laundry * Paved rear courtyard with pergola * 1 car parking space * 2 bedrooms, both of good proportion both with sleek porcelain tiles and ceiling fans * Bedroom 1 with walk-in robe and a private balcony overlooking the local group * Bright bathroom with bright white tiles, frameless shower screen, modern tapware and shampoo niche

Perfectly located just around the corner from Klemzig Reserve and the Gaza Sports & Community Club, including oval, playground and tennis courts. TK Shutter Reserve and the Torrens River Linear Park are both also all within easy reach for your recreational pursuits. Klemzig Primary School is only a short walk away with Vale Park Primary and St Pius X School also in the local area, along with Marden Senior College. Public transport is at your doorstep on OG Road. Marden Shopping Centre is to the south and Gilles Plains Shopping Centre is to the north, and the Klemzig Medical Centre is just up the road. Homebuyers and Investors, be sure to inspect!