

7A Abbott Street, Klemzig, SA 5087

House For Sale

Thursday, 30 May 2024

7A Abbott Street, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 297 m2

Type: House



Mark Lands
0402209563



Tyson Benbow
0490354781

Auction

On offer is this beautifully presented courtyard home that is positioned in the Heart of Klemzig. Appealing to a diverse range of prospective purchasers, this home suits first home buyers, investors and downsizers. Featuring three bedrooms, a lovely open plan kitchen, dining and living room, as well as a neat, low maintenance backyard, this property is sure to impress. Ideally positioned in the convenient location of Klemzig, this amazing home is within close proximity to a range of valuable amenities including Greenacres Shopping Centre which offers Coles, Priceline Pharmacy and a range of dining options. Gorgeous parks and reserves surround the home and include TK Shutter Reserve, Linear Park Windsor Grove Playground, Lochiel Park Golf and Felixstow Reserve, allowing you to embrace the outdoors. The quality education options nearby include Klemzig Kindergarten, Klemzig Primary School, Hillcrest Primary School and Marden Senior College. More to love: > The master bedroom features an ensuite, a walk-in robe and a split-system air conditioner. > Two additional bedrooms with split-system air conditioners. Bedroom two also offers a built-in robe. > The open plan kitchen, dining and living room offers a split system air conditioner and provides you with the perfect space to relax and wind down with loved ones. > The kitchen comprises a gas cooktop, a double sink, a dishwasher, and is complete with valuable breakfast bar seating. > The main bathroom includes a large bath, a shower, a vanity, a toilet and a separate linen press. > The neat, low maintenance backyard provides you with space to dine outdoors. > The laundry includes a linen press for your convenience. > Single garage with parking for one vehicle. Drive through access to the courtyard is also available providing additional parking for another vehicle. Details: Certificate of Title | 6023 / 960 Title | Torrens Title Year Built | 2009 Land Size | 297 sqm approx Frontage | 7 meters approx Cooktop | Gas Council | Port Adelaide Enfield Council Rates | \$271 pq Water Rates | \$157.09 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.