

**9 Lomond Road, Klemzig, SA 5087**



**Sold House**

Thursday, 14 March 2024

9 Lomond Road, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 372 m2**

**Type: House**



Jimmy Wu  
0882697711



Jackson Pinchbeck  
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**\$820,000**

Auction Location: On Site This stylish, open plan home built in approximately 2007 is sure to impress from the moment you arrive. You will be greeted by a modern facade, manicured yard and an automatic sliding front gate. Once you step inside you will instantly appreciate the quality fixtures, fittings and contemporary ambience throughout. Thoughtfully constructed this home features a light filled, open plan living, dining and kitchen area, three bedrooms, two immaculate bathrooms and an impressive decked entertaining area with pitched roof that overlooks the lawn area. Delivering a low maintenance lifestyle with all of the benefits of a city fringe location, astute buyers will sure to be impressed. Features that make this home special: - Master bedroom with walk-in robe, ensuite and ceiling fan- Bedrooms two and three, bedroom two with built-in robe - Open plan kitchen, living and dining room with smart Philips Hue lighting- Modern kitchen featuring European appliances, dishwasher, gas cooktop, abundance of storage space and breakfast bar - Contemporary main bathroom with bathtub, vanity, shower and separate toilet- Laundry with built-in joinery and external access- Ducted air conditioning throughout - Expansive decked entertaining area- Lawn area for the kids and pets to play - Two rainwater tanks and garden shed - Single garage with roller door and internal access Additional features: - Custom-built block-out blinds throughout including motorized in master, kitchen and living room- Security cameras - Smart automatic irrigation system that is plumbed into the rainwater- Automatic sliding gate with battery backup Minutes away from the O-Bahn Busway Interchange and admirably located just 9 kilometres (approximately) to the Adelaide CBD, an easy walk to the River Torrens Linear Park, and conveniently close to numerous council-maintained reserves. Marden and Greenacres Shopping Centres are both just a short drive away for your convenience. Exceptional education and childcare opportunities such as Vale Park Preschool, Vale Park Primary School, St Andrews School, Walkerville Primary School, St. Monicas and the Precious Cargo Education Montessori are all close by. 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