

23 Leighton Avenue, Klemzig, SA 5087

Boffo

House For Sale

Sunday, 23 June 2024

23 Leighton Avenue, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Fadi Oudih
0882697711



Surinder Singh
0882697711

Auction \$775,000

Auction Location: On Site Nestled within the sought-after suburb of Klemzig, this stylish, open plan Torrens-titled home is sure to impress from the moment you arrive. You will be greeted by a modern façade, manicured yard and fully fenced front yard. 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 a paved outdoor area that overlooks the low maintenance paved garden. From the kitchen, you can overlook the family room and meals area with high ceilings and sliding doors that draw you out to the outdoor entertaining space. In the kitchen, a gas cooktop, oven, a dishwasher, stone benchtop and ample storage will put a smile on the face of any avid foodie plus there's breakfast bar seating for casual meals. 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 and ensuite with natural colour- Bedrooms 2 and 3 both equipped with built-in robe- Open plan kitchen, living and dining room with stone benchtops, stainless steel gas cooktop, electric oven, dishwasher, abundance of storage space and breakfast bar- Contemporary main bathroom with shower and separate toilet- Practical laundry with built-in joinery and external access- Ducted reverse air conditioning throughout- Low maintenance paved backyard with irrigation system- Rainwater tank connects to main toilet- Single garage with roller door and internal access, plus additional parking space in front yard Additional features:- Freshly painted - Stylish floorboards to all bedrooms- Front security screen- 6.6kw solar system with provision battery and 5kw Fronius Inverter- Fully fenced front yard Minutes away from the O-Bahn Busway Interchange and admirably located just 9km (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