

30 Wellington Street, Klemzig, SA 5087

ALL ADELAIDE

House For Sale

Tuesday, 25 June 2024

30 Wellington Street, Klemzig, SA 5087

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 534 m2

Type: House



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Auction On Site: Saturday 13th of July at 4:30pm

Perfectly positioned on a generous 534m² allotment, in a fabulous low traffic area, just a short walk to Gaza Reserve and of the River Torrens Linear Park, this superbly upgraded 4 bedroom, 2 living offers an appealing housing solution for the active growing family. Relax in everyday comfort in a large combined living/dining room where a bright modern kitchen seamlessly integrates. Sleek timber grain floors, fresh neutral tones and LED downlights create a refreshing contemporary atmosphere, enhanced by a built-in entertainment wall and bright modern cabinetry. The kitchen features sleek floor-to-ceiling tiled splash backs, composite stone bench tops, recessed double sink, modern appliances and breakfast bar. There is plenty of space for your family activities in a large tiled family room with aluminium doors offering direct access to the rear yard and alfresco entertainment. Step outdoors onto a delightful decked pergola, cook up the barbecue and enjoy the atmosphere as the kids run play on a generous lawn covered backyard. The home offers 3 bedrooms, all well-appointed plus an additional 4th bedroom/ study. Bedrooms 1, 3 and 4 all feature ceiling fans. Bedrooms 1 and 3 offer built-in robes. Bedroom 2 features sliding doors to the carport for those that wish to utilise this room as a studio, teenage retreat or guest suite. A delightful upgraded main bathroom features floor-to-ceiling tiles, cantilever vanity, frameless shower screen and modern tapware while a sleek walk-through laundry offers plenty of cupboard and utility space. Split system air-conditioning will ensure your year-round comfort and a double carport offers sheltered accommodation for the family cars, all nestled behind a secure lock-up sliding gate to the street. Briefly:*

Wonderful upgraded family home on generous 534m² allotment* Great location within easy walking distance to Gaza Reserve and the River Torrens Linear Park* 4 bedrooms and 2 separate living areas* Sleek family/dining room with floating floors and LED downlights* Stunning modern kitchen seamlessly integrated within the family room* Kitchen features sleek floor-to-ceiling tiled splash backs, crisp gloss cabinetry, composite stone bench tops, recessed double sink, modern appliances and breakfast bar* Large tiled family room with LED downlights and split system air-conditioner* Outdoor entertainment pergola and deck* Generous rear yard with large lawn and established gardens* Handy garden shed/workshop* All 3 bedrooms are well appointed* Bedrooms 1, 3 and 4 all feature ceiling fans* Bedroom 2/ guest suite with direct access to the carport* Additional bedroom 4/ study* Stunning renovated bathroom offering floor-to-ceiling tiles, cantilever vanity, frameless shower screen and modern tapware* Fabulous laundry featuring ample cupboard space and under bench appliance area* Double carport* Split system air-conditioning* Secure sliding gate and high fencing to the street

The Torrens River Linear Park is just down the road, a great venue for your exercise and recreation. Klemzig Reserve, The Gaza Sports & Community Club and TK Shutter Reserve are also all within easy reach for your recreational pursuits. Zoned to Klemzig Primary School and Charles Campbell College. Local private schooling is nearby with St Pius X School, St Martin's, St Andrews and St Monika's all in the local area. Marden Shopping Centre, Greenacres & Gilles Plains Shopping Centres are all available for your weekly grocery shopping, and the Klemzig Medical Centre is just up the road. The Klemzig Interchange is just down the road for express transport to the city, plus there is a bus route on OG Road. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Homebuyers and Investors, be sure to inspect!