

14B Kinnaird Ave, Richmond, SA, 5033



Townhouse For Sale

Friday, 16 August 2024

14B Kinnaird Ave, Richmond, SA, 5033

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Dave Stockbridge

0413089910

The perfect place to make your start

Located merely minutes away from Adelaide's beating heart yet simply a short drive to the golden sands of Adelaide's western beaches, this property delivers an enviable balance of lifestyle.

The ideal spot to get started or expand that property portfolio, this residence is low maintenance, easy care and ready for you.

Situated in a quiet side street with easy access to Richmond and South Road the best Adelaide has to offer is never too far away.

Being set in a small group, this town house is ideal for those seeking a quiet place nestled away from the hustle and bustle whilst still being close to all one could ever need or want.

Whether you are starting up, slowing down or starting over this property feels like the ideal fit whilst investors will relish the modern nature of the offering and the excellent yields and low vacancy rates being experienced in the inner western suburbs right now.

Set over 2 levels, this residence is resplendent in modern style to make you smile and size that is a surprise.

Upon entry, you are greeted by crisp and contemporary flooring that extends from the entrance, throughout the kitchen and main living areas and through to rear glass sliding door.

The kitchen offers an abundance of cupboard and bench space that will thrill the chef in your family and with breakfast bar overlooking the dining space towards the north facing Kentish patio, this space enjoys the benefit of natural light all year round.

The master suite is replete with built in robes and bedroom two boasts generous proportions with a stylish modern bathroom offering convenience to the first level accommodation.

Split system air conditioning ensures that regardless of the time of year your comfort is assured whatever the season outside.

Detached parking is securely secreted away at the rear of the property.

Neat, sweet and complete this property is ready to move in and enjoy from day one without a dollar to spend or finger to lift so making this a home you will rejoice in calling your own.

Whether moving into in order to enjoy for many years to come or simply an investment property to expand your real estate portfolio, this property delivers an enviable balance of modernity, location and convenience that is seldom available and is sure to not last long.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

****PRICING****

For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.

CT: 6196/428

Land Size: 79m²

House Size: 90m²

Year Built: 2017

Zone: Housing Diversity Neighbourhood

Council: West Torrens

RLA 232366