

**34 Cullford Avenue, Klemzig, SA 5087**



**Townhouse For Sale**

Wednesday, 19 June 2024

34 Cullford Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 143 m2**

**Type: Townhouse**



Benjamin Philpott  
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David Philpott  
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**\$750,000 - \$780,000**

This exceptional Torrens Title townhouse is perfect for a wide range of buyers, including first-time homebuyers, investors, young couples, and families. Its comprehensive offerings are sure to appeal to everyone. Experience a tasteful and luxurious living environment in this well-designed home, which requires minimal maintenance, allowing you to focus on your daily activities. Thoughtfully designed, this townhouse incorporates living spaces on both floors, ensuring comfortable relaxation for all. The ground floor boasts a master bedroom located at the front, complete with a walk-in robe and ensuite, providing the perfect retreat. The open plan living area is positioned at the back of the home, overlooked by a stylish kitchen, creating a seamless flow to the outdoor entertaining area. Upstairs, you'll discover an oversized landing area that can be utilised as a second living space or a home office, catering to your specific needs. Additionally, there are two bedrooms with built-in robes and a full-size family bathroom, ensuring ample space for everyone. **NOTEWORTHY FEATURES:-** Three bedrooms complete with plush carpets, roller blinds and on-trend sheers- Ensuite and walk-in robe to the master bedroom & built-in robes to bedrooms 2 & 3- Timber look floating floors to the main living areas, crisp white tones & downlights throughout- Downstairs open plan living flooded by natural light- Gloss white kitchen with mirrored splashback, gas cooking, dishwasher & feature pendant light fittings- Sizable laundry with accessible downstairs toilet- Additional storage to the upstairs living area- Secure garage with internal access- Ducted reverse cycle heating and cooling- Outdoor all-weather entertaining area surrounded by established gardens- Slimline rainwater tank Embrace the peaceful surroundings of this property, which is conveniently close to the Linear Park trails, TK Shutter Reserve, and Klemzig Primary School within walking distance. Public transport is easily accessible at the Klemzig O-Bahn interchange, and a short drive will lead you to a variety of shops, cafes, and entertainment venues. **SPECIFICATIONS:** CT // 6266/48 Zoning // General Neighbourhood Council // City of Port Adelaide Enfield Council Rates // \$1,184.30pa SA Water // \$164.77pa + usage Tenancy // Leased to February 2025 at \$650pw DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442