

**37 Kelvin Road, Bedford Park, SA 5042**

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## Townhouse For Sale

Sunday, 23 June 2024

37 Kelvin Road, Bedford Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Rupinder Singh

## Contact Agent for pricing

This brand new and stunning residence boasts a designer facade and intelligently planned living space, ensuring an exceptional quality of life. Situated in the sought-after area of Bedford Park, the townhouses offer convenient access to local amenities. House boasts three generous bedrooms, two bathrooms and light-filled open plan living, this is the perfect first home, forever home or just a smart addition to the property portfolio. Step inside to discover a lifestyle marked by elegance beginning with a captivating open-plan ground floor. Smooth timber floorboards invite you into a bright and airy living and dining space, leading to a sleek and thoughtfully designed kitchen. Here, you'll find a stainless steel modern Euro appliances, stone benchtops with a breakfast bar, and quality cabinets that offer ample storage to maximize functionality. The living area extends seamlessly to an enclosed, low-maintenance back-yard, perfect for relaxation or entertainment. Ascend to the first floor to find the premium master suite, complete with substantial walk-in robe/storage and a chic designer ensuite. Additionally, there are two more bedrooms, each with built-in robes for added convenience. Both the ensuite and the main bathroom boast floor-to-ceiling tiles, a contemporary vanity, a wide mirror, and a full-glass shower screen, reflecting modern tastes and design. Set a short stroll away from Flinders University, Flinders Hospital, kids' playground and ample public transport, this is a location to appeal to buyers at every stage of life. It's a walk, quick bus or drive to Westfield Marion's entertainment and retail precinct, SA Aquatic Centre and a range of eateries and the beach is just 10 minutes away. Features you'll adore;- Brand new townhouse with modern design.- An impressive double-storey structure with three generous bedrooms.- An automatic panel lift door providing secure and direct access to the garage.- Lofty 2.7m ceilings across both the ground and upper levels.- Energy-efficient LED downlights throughout.- Zoned ducted reverse cycle air-conditioning- Neutral colour palette throughout the property- Open-plan and light-filled living, dining and kitchen area- Laundry with an array of storage opportunities and separate toilet- Garage with internal access- Generously sized backyard with minimal upkeep- Security alarm system for extra security SPECIFICATIONS: CT / 6294 / 246 Council / City of Mitcham Council Rates / \$1,304 P/a approx. SA Water / TBA p/q approx.. ES Levy / \$155.80 p/a approx. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Harcourts St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 281218