

**1/64 Boucaut Avenue, Klemzig, SA 5087**



**Unit For Sale**

Wednesday, 19 June 2024

1/64 Boucaut Avenue, Klemzig, SA 5087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 90 m2**

**Type: Unit**



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## Auction On-Site Saturday 6th July 12:00PM

Step into your oasis of tranquility with this charming two-bedroom, one-bathroom unit, just steps away from the picturesque Linear Park. Bathed in natural light and adorned with timber-look floors, this home exudes warmth and comfort from the moment you enter. Experience the luxury of spacious living, complete with ample storage to accommodate modern lifestyles seamlessly. Tucked away in a peaceful enclave of only three units, this property offers the perfect blend of serenity and convenience, ideal for those seeking to enter the market or downsize without compromising on quality. The well-appointed kitchen boasts gas cooking and abundant cupboard space, complemented by a cozy meals area for intimate gatherings. Indulge in the comforts of home with a reverse cycle split system in the master bedroom and the lounge room, built-in cupboards in the bedrooms, storage in the meals area, and a welcoming lounge room designed for relaxation. Unwind in the bathroom's separate bath or invigorating shower before tending to chores in the separate laundry room. Step outside to your private shaded outdoor space, complete with gate access for added security and privacy. Parking is a breeze with a dedicated carport and ample visitor parking available. Embrace the convenience of city living, with the bustling heart of Adelaide just 8km away. Whether you prefer the convenience of your car, the simplicity of public transport, or the scenic beauty of cycling along Linear Park beside the River Torrens, the options are endless. Discover a plethora of shopping choices nearby, including Greenacres Central and Marden Shopping Centres, ensuring all your daily needs are easily met. Don't miss this opportunity to make this low-maintenance haven your own. Book your inspection today and experience the epitome of modern living in a sought-after locale.

**Property Features:**

- Two-bedroom and one-bathroom unit
- Each bedroom has a built-in robe for easy storage and carpet floors
- Front lounge room to unwind
- Combined meals and kitchen space with pantry and linen storage
- The kitchen has a gas stove and ample storage space
- The bathroom offers a bathtub, glass shower, and a toilet
- Laundry facilities with backyard access
- Shade pergola in the rear private courtyard
- Dedicated covered parking space and visitor parking available
- Split system air conditioning in the lounge and master bedroom
- Blinds fitted across all windows
- Laminate floorboards throughout the living spaces
- Gas hot water system for efficient hot water
- Close to Linear Park, and Lochiel Park Wetlands and Golf Course
- Klemzig Primary School is less than three minutes away

**Schools:**

- The nearby zoned primary school is Klemzig Primary School.
- The nearby unzoned primary schools are Hillcrest Primary School, and Hampstead Primary School.
- The nearby zoned secondary school is Avenues College.

Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Currently Tenanted Until 15/06/25 for \$390 Per Week**

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | TBC sqm (Approx.) House | 90 sqm (Approx.) Built | 1976 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa