

**19A Thistle Avenue, Klemzig, SA 5087**



**House For Sale**

Tuesday, 31 December 2024

19A Thistle Avenue, Klemzig, SA 5087

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



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**\$760,000 - \$790,000**

Embrace a low-maintenance lifestyle of comfort and leisure in this sleek and modern Community Titled home, built in 2014. As you step inside, you'll immediately appreciate the well-designed floorplan that seamlessly flows into the light-filled open-plan living, dining and kitchen area, highlighted by modern floating floorboards. The three bedrooms are situated at the front of the home, with a central bathroom and a private ensuite for the main bedroom. Effortlessly entertain family and friends under the pitched-roof pergola, featuring aggregate concrete flooring and two blinds for partial enclosure and protection from the western sun. Located a short distance from the beautiful River Torrens Linear Park with its lush parks, playgrounds and walking trails for the whole family to enjoy. Additionally, located close by to the Klemzig Interchange for an easy commute to the Adelaide CBD. Features that make this home special:- Master bedroom complete with walk-in robe, ceiling fan and ensuite- Two additional bedrooms with built-in robes; bedroom two with ceiling fan- All bedrooms complete with plantation shutters- Light filled open plan living, dining and kitchen with ceiling fan- Modern kitchen with gas cooktop, Dishlex dishwasher, dual sink with filtered water and island breakfast bar- Sparkling three-way bathroom with linen cupboard, separate bath and shower + separate toilet for convenience- Separate laundry with ample storage space and external access- Ducted reverse cycle air-conditioning - Pitched roof pergola- Low-maintenance rear garden with irrigation- 1000L Rainwater tank- Clothesline- Single garage with direct internal access and automatic panel lift door- Driveway space for additional car - Outdoor shade blinds on all windows (except bathroom)- Solar electrical system- Low Community title fees of \$370 per annum. Ideally located only minutes away from Greenacres Shopping Centre and Marden Shopping Centre. A variety of quality schools are easily accessible including Klemzig Primary, Avenues College, Marden Senior College, Wilderness School, Prescott College and St Peter's College. All of this and only 9.3km (approximately) to the Adelaide CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. Looking to purchase this property as an investment? Speak to our Property Management team to see how we can assist. RLA 313174