

2/82 Second Avenue, Klemzig, SA 5087

House For Sale

Tuesday, 7 January 2025

2/82 Second Avenue, Klemzig, SA 5087

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 160 m2

Type: House



Mark Lands
0402209563



Tyson Benbow
0490354781

\$629,000 - \$659,000

This wonderfully presented courtyard home offers effortless, low maintenance living, making it an ideal choice for first-time buyers, savvy investors, and downsizers alike. Boasting two bedrooms, a spacious living room with a bay window, and a lovely backyard with a pergola, this home is sure to impress. Step outside and you will be greeted by the Linear Park trail, where you can stroll or cycle along the picturesque Torrens River, soaking in the tranquility of this car-free path that leads all the way to the Adelaide CBD. Imagine waking up to the peaceful sounds of nature, with Linear Park just steps from your door. The serene surroundings and proximity to Geoff Heath's par-3 golf course, picnic areas, and playgrounds create an idyllic lifestyle. Convenience is key, with Coles, Bunnings, Anytime Fitness, Target, and Klemzig Interchange all within close reach. The property is also home to nearby quality schools, such as East Torrens Primary, East Marden Primary, St Martin's Catholic Primary and Marden Senior College. With the vibrant Adelaide CBD 8km away (approx), this home offers a perfect blend of comfort, practicality, and location. Key features include: > Two good sized bedrooms with bedroom one offering a built-in robe. > The lovely formal living room features a gorgeous bay window and plenty of space to relax and wind down with loved ones. > The open plan kitchen and dining room flow seamlessly to the living area and boasts ample natural light. > The immaculate kitchen comprises a dishwasher, sufficient built-in cabinetry and an electric cooktop. > Step outside to the attractive, low maintenance backyard which offers an undercover dining area as well as lawn and easy care gardens allowing you to embrace the outdoors. > The bathroom includes a shower, a bathtub, a vanity and a separate linen press. > The laundry offers valuable external access. > Carport with a roller door offering parking space for one vehicle. Additional driveway parking is also available. Details :Certificate of Title | 5017 / 132Title | Strata TitleYear Built | 1991Land Size | 160 sqm approxCooktop | ElectricCouncil | Port Adelaide EnfieldCouncil Rates | \$276.66 pqWater Rates | \$165.68 pqStrata Rates | \$580.90 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.