

## Blakeview, 135 Kingate Boulevard

Townhouse in a Prime Family-Friendly Location



This beautifully maintained three-bedroom, 1.5-bathroom Torrens title townhouse presents an incredible opportunity for first-home buyers, downsizers, and savvy investors. Offering the perfect blend of comfort, convenience, and low-maintenance living, this home is designed to impress.

Nestled in a vibrant, family-friendly neighbourhood, the property boasts private rear laneway access to a secure undercover carport with roller door.

Inside, ducted reverse cycle heating and cooling provide year-round comfort. The open-plan ground floor features a spacious living and dining area, seamlessly connected to a well-appointed kitchen equipped with ample storage, a breakfast bar, stainless steel appliances, and a dishwasher. A tucked-away laundry and a convenient powder room enhance everyday practicality.

Upstairs, the master suite boasts a walk-in wardrobe, direct bathroom access, and a private window balcony overlooking the reserve-perfect for morning coffee or an evening

**For Sale**  
\$440,000 - \$480,000

**View**  
[ljhooker.com.au/1VBTG54](http://ljhooker.com.au/1VBTG54)

**Contact**  
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**LJ Hooker Gawler | Barossa**  
**(08) 8522 3311**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

breeze. Two additional bedrooms offer flexibility for family living or a home office setup.

Enjoy the convenience of nearby quality schools, public transport, and major shopping hubs, including Blakes Crossing, Munno Para, and Elizabeth City Centre. Just a short stroll away, Blakes Crossing offers parks, playgrounds, cafes, and the newly established Blakes Crossing Christian College. Fitness enthusiasts will love the brand-new Revo gym and other local fitness facilities.

#### KEY FEATURES:

- \* Modern kitchen with quality appliances & breakfast bar.
- \* Master bedroom with walk-in robe, private balcony & direct bathroom access.
- \* Ducted reverse cycle air conditioning for year-round comfort.
- \* Outdoor patio.
- \* Torrens title —no strata fees.
- \* Secure carport with roller door & private rear laneway access.
- \* Fully fenced yard.
- \* Family-friendly community with parks, schools & shopping within walking distance.
- \* Excellent transport links to Adelaide CBD & just 15 minutes to Gawler —gateway to the Barossa Valley.

Built: 2010

Land Size: 150sqm (approx.)

Living Space: 108sqm (approx.)

Council Rates: \$1,772 per annum (approx.)

This is your chance to secure a fantastic entry-level property in a highly sought-after location. Don't miss out-contact us today to arrange an inspection!

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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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## More About this Property

<b>Property ID</b>	1VBTG54
<b>Property Type</b>	Townhouse
<b>House Size</b>	108 m2
<b>Land Area</b>	150 m2
<b>Including</b>	Air Conditioning Toilets (2) Balcony Outdoor Entertaining Built-in-Robes Secure Parking

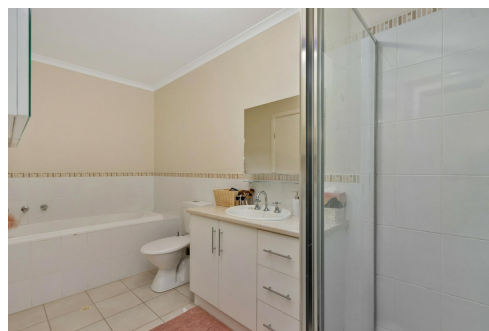
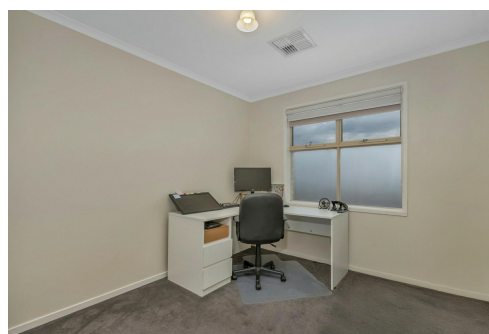
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SITE PLAN  
NOT TO SCALE



This Drawing is for illustration purposes only. All measurements  
are internal and approximate. Details intended to be relied  
upon should be independently verified.