



## Klemzig, 11 Wilpena Avenue

### Versatile 3-Bedroom Home: Perfect for All

Introducing this 3-bedroom home boasting a versatile floor plan that adapts to your lifestyle needs effortlessly. Whether you prefer to live in its current state or embark on a renovation journey to tailor it to your liking, this property offers endless possibilities.

Nestled on a 410sqm block, this detached home on a low-maintenance allotment ensures more time for enjoying life and less time on upkeep, ideal for busy individuals and families alike.

Step inside to discover a welcoming ambiance highlighted by a raked ceiling, enhancing the sense of space and airiness throughout. The open-plan kitchen/living and dining area serves as the heart of the home, fostering seamless interaction and connectivity.

For those who appreciate formal entertaining, a designated formal dining and formal lounge area at the front of the home offer a sophisticated setting for special occasions.



**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.



**For Sale**  
\$780,000 - \$820,000

**View**  
[ljhooker.com.au/WKTFDG](https://ljhooker.com.au/WKTFDG)

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**LJ Hooker Glynde**  
**(08) 8336 3899**

The main bedroom is thoughtfully appointed with a built-in robe, ensuring ample storage space, while all bedrooms are conveniently serviced by the main bathroom, promoting comfort and convenience for everyone in the household.

Outside, a good-sized backyard awaits your personal touch, providing plenty of room for outdoor activities and potential landscaping endeavours. Completing the picture is a drive-through carport, adding practicality and ease to your daily routine.

What you'll love;

- Detached home
- Versatile floorplan
- Renovation ready
- 410sqm allotment
- Low-maintenance
- Evaporative cooling
- Gas heating
- Adjacent Vale Park
- Short commute to CBD

Well situated, between Marden Shopping Centre and Greenacres Shopping Centre, this location ensures convenience at every turn. Embrace leisurely strolls along the Linear Park trail, nearby reserves and beyond. With the Klemzig Interchange just a short walk away, enjoy swift access to the CBD via the O-Bahn or opt for a quick 15-minute drive to reach the city centre. Perfectly positioned for easy trips to vibrant locales like The Parade Norwood, Walkerville Terrace, North Adelaide and Tea Tree Plaza.

This property presents a rare opportunity, perfect for first home buyers, investors and families seeking a blend of comfort, functionality, and potential. Don't miss your chance to make this versatile courtyard home your own and embark on a journey of endless possibilities.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

<b>Property ID</b>	WKTFDG
<b>Property Type</b>	House
<b>Land Area</b>	410 m <sup>2</sup>
<b>Including</b>	Toilets (1)

### Julian Rullo 0407846417

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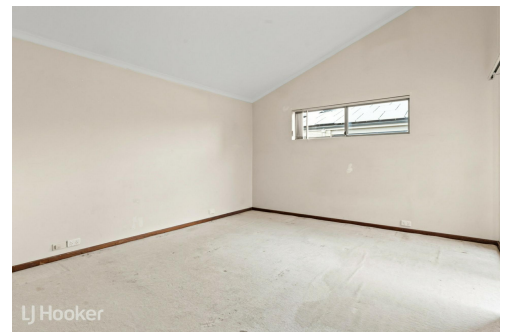
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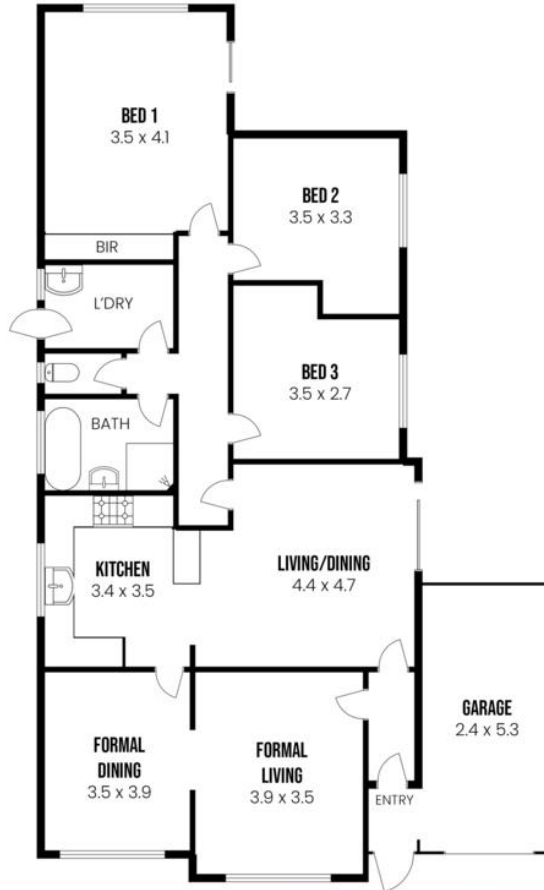
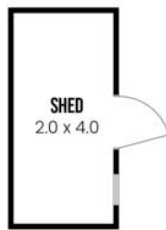
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