

## Klemzig, 18B Fourth Avenue

Sophistication, Style, Sunlight & Space! - CONTRACTED AT AUCTION

Auction Location: on site

Welcome to this wonderful executive-style 2-level Torrens Titled town residence, where a superb blend of space, sophistication and convenience affords a highly desirable brand of living. Beyond the attractive rendered facade, this 3 bedroom, 2 bathroom, 2 living spaced haven unfolds to reveal an array of features including the highly-valued double garage.

The home's seamless design, capturing a favoured Northern rear aspect, enhances easy-living appeal for professionals, young couples, independent singles and small families - with all amenities at your fingertips, including the bus stop a couple of steps down the road.

The generous open plan living/dining/kitchen domain, aglow with natural light and lit by soft downlighting at night, opens to the outdoor, paved North-facing rear, backdropped by

3 2 2

**For Sale**  
CONTRACTED AT AUCTION

**View**  
[ljhooker.com.au/60RRFDJ](http://ljhooker.com.au/60RRFDJ)

**Contact**  
**Sam Hooper**  
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[shooper@ljhkensingtonunley.com.au](mailto:shooper@ljhkensingtonunley.com.au)



**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.

**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

Ornamental Pear trees and Little Gem Magnolias. Inside, stone benches accentuate a quality kitchen featuring breakfast bar, stainless steel Westinghouse oven and dishwasher. Upstairs, a tranquil outlook frames the second living/home office area where contemporary black trimmed doors flow out to a generous-sized balcony. With views to the Hills, this al-fresco space is perfect for outdoor dining or just relaxing with a drink.

The main bedroom suite also features sliders to the balcony and offers a wall of mirrored built-in robes and sparkling en-suite. The second and third bedrooms, fitted with mirrored robes, sit alongside the primary bathroom which boasts a huge soaker tub, walk-in shower, mirrored wall cabinet & w.c.

Only completed 4 years ago, this one-owner Torrens Titled property is appointed with the following features:

- \* Zoned ducted reverse-cycle air-conditioning
- \* Security system
- \* Timber laminate flooring t/out ground level
- \* Carpeted stairs & upper level rooms
- \* Separate laundry
- \* Powder room on ground level
- \* Auto-doored double garage on street level - with secure direct home access
- \* 1000L Rainwater tank plumbed to both toilets
- \* Auto watering system
- \* Solar power - 3.3kW

This contemporary town residence is ideal for low maintenance upscale living only 20-minutes into the City and handy to all facilities on OG and Main North East Roads. T.K. Shutter Reserve is just down the road, as is beautiful Linear Park with its walking, cycling and running trails. As well as the bus out front, the Klemzig O'Bahn Interchange is within walking distance for a rapid one-stop trip into the CBD. Marden Shopping Centre is nearby, or vibrant Norwood Parade is a mere 10-min. drive or easy bus trip. Families can take advantage of surrounding schools, such as Klemzig Primary, Marden Senior College, St Andrew's School, St. Martin's Catholic Primary School and Roma Mitchell Secondary College.

Such an easy-to-care-for and feature-packed proposition.

AUCTION: Saturday, 6th July at 11am (USP), on site - Contracted at auction.

CT: Volume 6231 Folio 77 - Torrens Titled

Council: City of Port Adelaide Enfield

Council Rates: \$1,284.00 per annum (approx)

Water Rates: \$238.85 per quarter (approx)

Year Built: 2021 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//ZRHjEEgJVU4D>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Sam Hooper to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately



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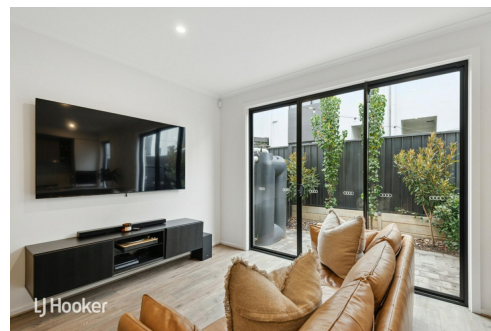
preceding the auction; and  
(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## More About this Property

Property ID	60RRFDJ
Property Type	House
House Size	154 m <sup>2</sup>
Land Area	125 m <sup>2</sup>

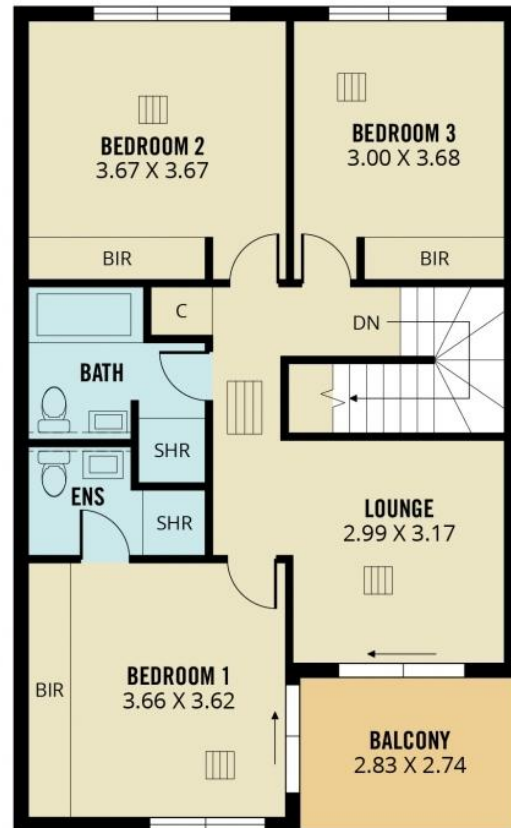
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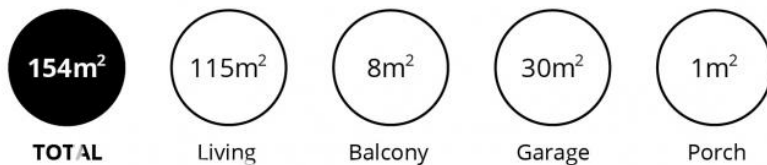


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#### GROUND FLOOR



#### FIRST FLOOR



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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