

35 Third Avenue, Klemzig

Bespoke Design Meets Luxury Living

BEST OFFER BY: Wed. 9th Sept. at 3:00pm (USP)

Welcome to an architectural masterpiece where modern sophistication meets effortless luxury. Situated in one of Klemzig's most desirable pockets, this home sets a new standard for high-end residential design, captivating from the moment you arrive.

Framed by custom curved stone pillars, the facade delivers a grand first impression. A sleek, exposed aggregate concrete driveway offers both durability and a striking modern aesthetic. Step inside to experience breathtaking 3.3m ceilings that maximize natural light and create an unrivalled sense of spatial freedom. Grand 2.4m doors throughout accentuate the impressive height and quality craftsmanship of the home. With premium stone benchtops throughout the home from the kitchen to the bathrooms, every touchpoint elevates the sense of everyday luxury.

Premium Features:

- 4 Bedrooms: Master suite complete with a walk-in robe ensuite, three bedrooms feature built in robes.

4 2 2

FOR SALE

Please Call

AGENTS

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Ralph Pacillo
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AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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.



- 2 Bathrooms: With seamless floor to ceiling tiles
- Double Car Garage: Epoxy resin flooring with secure parking with ample storage space and direct internal and rear drive through access.
- Open Plan Living: Seamlessly combined kitchen, dining, and living areas designed for effortless entertaining.
- Multiple living areas
- Kitchen: Equipped with custom two pack cabinetry
- Feature Fireplace: Captivating focal point in the main living space.
- Outdoor Alfresco Kitchen: Outdoor kitchen perfect for year-round outdoor dining and entertaining.
- Daikin Air Conditioning: For year-round comfort and sleek linear ventilation.

Perfectly positioned in a highly desirable pocket of Klemzig, this residence places the very best of inner northeast living right at your doorstep. Your everyday lifestyle is elevated by effortless access to shopping and dining hubs like Walkerville Terrace and Marden Shopping Centre. Surrounded by top tier education, families benefit from Klemzig Primary School and Avenues College zoning, and offers seamless access to private options like St Peter's College, Wilderness School, PAC, and Pembroke. The seamless connection to the Adelaide CBD makes your daily travel a breeze

Whether you're hosting guests in the alfresco kitchen, unwinding by the feature fireplace, or taking a quick trip down to the local shops for a morning coffee, this pristine property ticks every single box.

For more information contact:
Gerard Pacillo 0431 596 145
Ralph Pacillo 0433 117 801

To register your interest or to make an offer, click the link below:
<https://prop.ps//SSBfyAhSPo2i>

Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

Property ID	K1VH67
Property Type	House
Including	Air Conditioning
	Dishwasher
	Floorboards
	Built-in-Robes

Gerard Pacillo 0431 596 145

Property Consultant | gerard@ljhfp.com.au

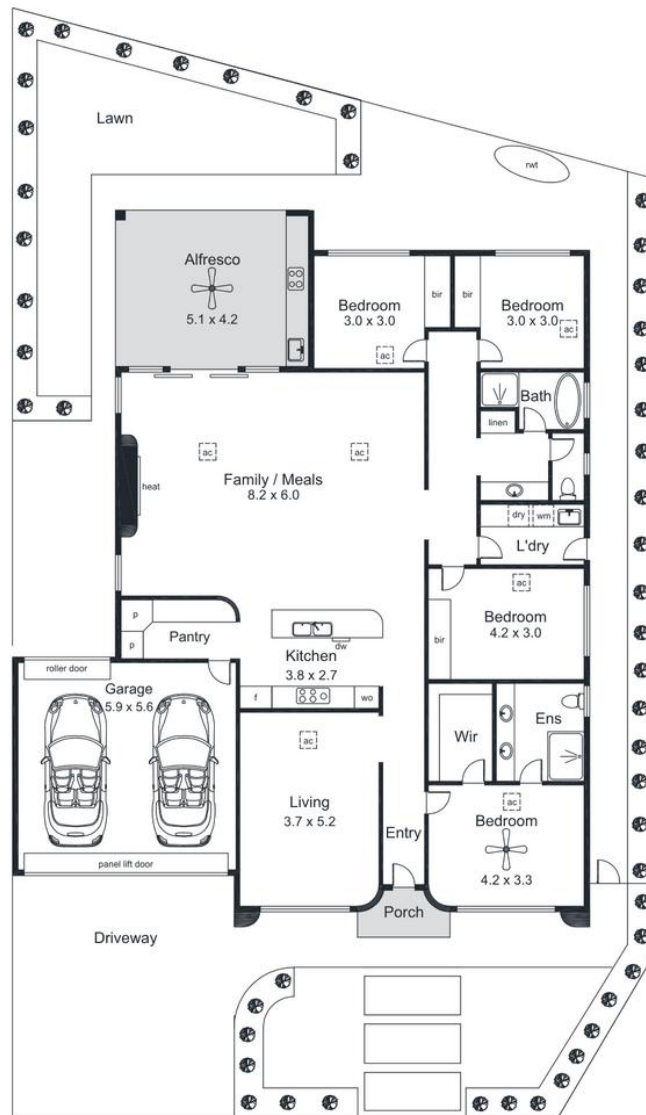
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Area (Estimate only)	
Living	199.0 m ²
Garage	38.0 m ²
Alfresco	22.5 m ²
Porch	3.0 m ²
Total	262.5 m²

For illustrative purposes only.
All measurements are approximate

