



## Klemzig, Unit 10/2 Maple Ave

Fantastic Opportunity in a Prime City-Fringe Location

Don't miss this fantastic and affordable opportunity to secure a home in one of the most sought-after postcodes on the fringe of Adelaide. Perfectly suited to investors, downsizers, first-time buyers, or those seeking a low-maintenance lifestyle, this well-maintained unit offers incredible value within a tidy, single-level complex just 8kms from the heart of the city.

The home features two generously sized bedrooms, both serviced by a spacious central bathroom complete with a bath and internal laundry facilities. The bright, airy living area is ideal for relaxing or entertaining, with plenty of room for a dining setting. The adjoining kitchen is neat and practical, offering ample storage and bench space.

Additional highlights include a split-system air conditioner for year-round comfort and a dedicated carport space conveniently located next to the home.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3N0HRU](http://ljhooker.com.au/3N0HRU)

**Contact**  
**Harvey Bloomfield**  
0410 658 617  
[harvey.bloomfield@ljhooker.com.au](mailto:harvey.bloomfield@ljhooker.com.au)



**LJ Hooker Prospect**  
**(08) 8269 4645**

**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.

Enjoy the lifestyle benefits of a prime location just moments from OG Road and the picturesque Linear Park, with a selection of renowned schools, public transport, shopping centres, and main arterial roads all within easy reach.

This is an excellent opportunity to enter a thriving market in a desirable location &mdash; whether as a savvy investment, comfortable downsizer, or welcoming first home.

Certificate of Title and Form Ones available upon request

Home Built: 1973

Strata Titled

Title: Volume 5051 Folio 725

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Strata Rates: \$525.00 per quarter

Council Rates: \$1,090.85 Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker Prospect takes no liability for any incorrect details.

RLA 287 134

## More About this Property

<b>Property ID</b>	3N0HRU
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning

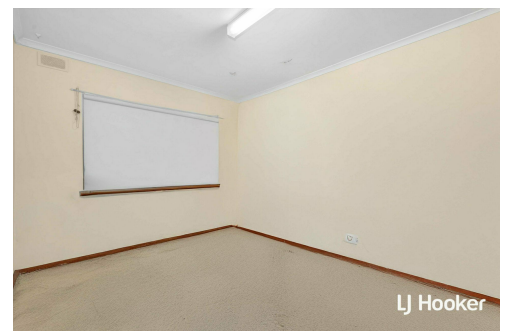
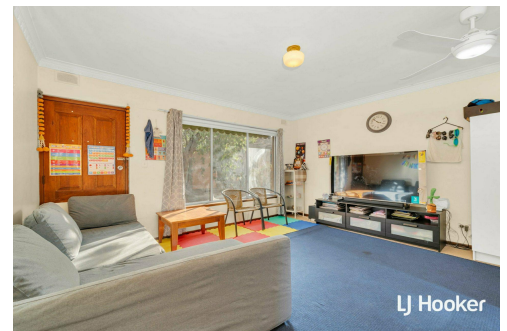
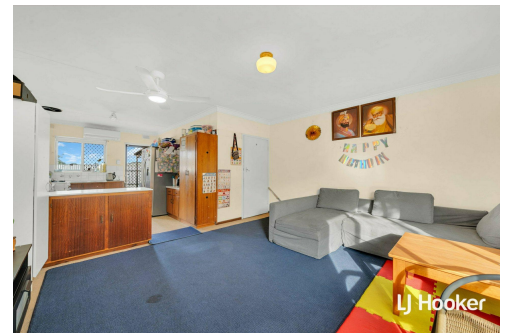
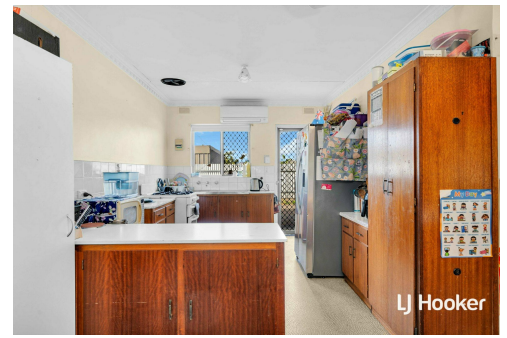
**Harvey Bloomfield 0410 658 617**

Principal And Sales Representative | [harvey.bloomfield@ljhooker.com.au](mailto:harvey.bloomfield@ljhooker.com.au)

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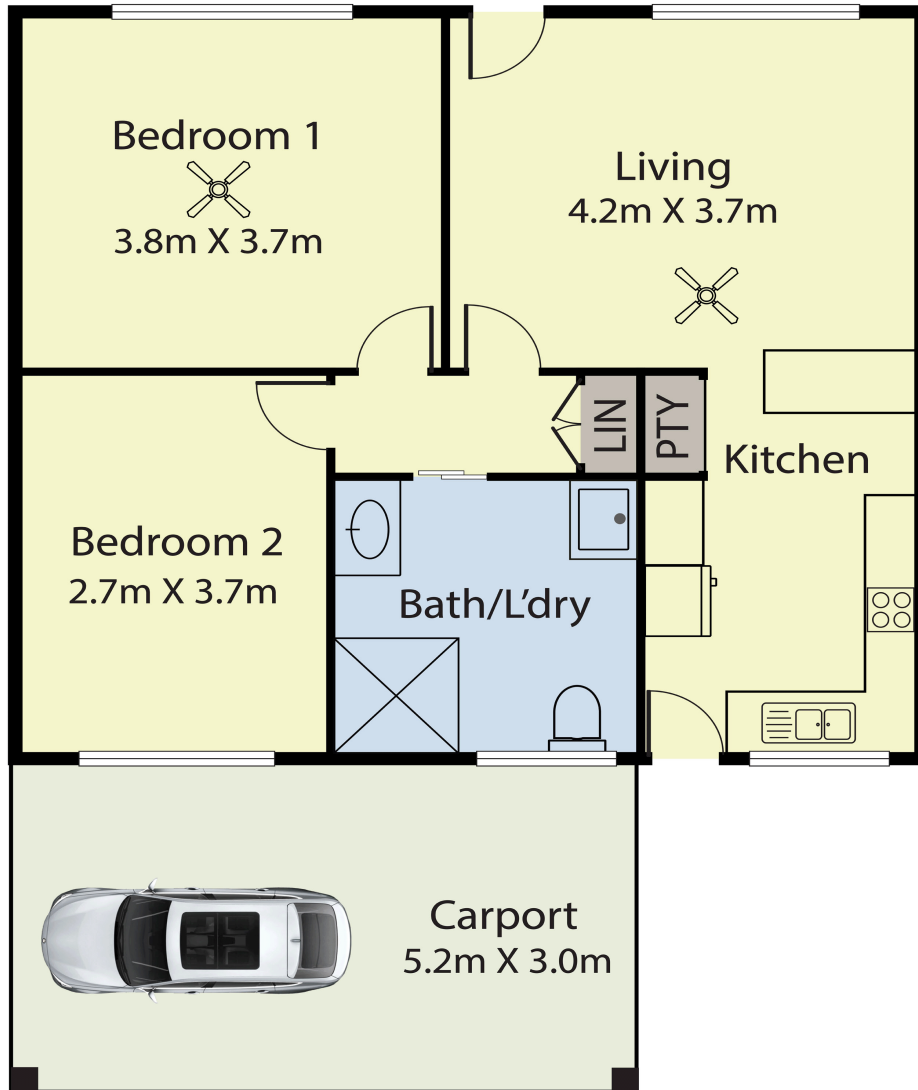
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This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

Produced by **pixsnap**