



## Klemzig, 2/20b Fourth Avenue

Sold by Doris He & Luke Mitchell of LJ Hooker Adelaide Metro



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2CQ3FDZ](https://ljhooker.com.au/2CQ3FDZ)

**Contact**  
**Doris He**  
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This well-maintained double storey townhouse blends thoughtful design with upmarket finishes, nicely packaged in a sought-after location. The result is an amazing opportunity to step onto the real estate ladder in inimitable style or expand your investment portfolio with a reliable addition.

Sitting in a well-maintained complex in a quiet, off-street location, the exposed brick facade of the home creates an immediate welcoming effect. The lush, low-maintenance front yard is split by a paved driveway, offering additional parking to complement the single lock up garage.

Once inside the residence, the focus on open-plan living creates a feeling of spatial abundance, enhanced by the natural light flooding in. Wooden floors from the living area into the kitchen and dining area instil unity and flow, whereupon glass sliding doors lead



**LJ Hooker St Peters**  
**(08) 8362 8008**

**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.

you to the impressive, landscaped back yard.

Upstairs and the three bedrooms are generously proportioned, master coming with built-in robes and comfortable carpets. They're serviced by a modern, eye-catching bathroom with separate shower and tub plus a vanity. The bathroom has just been recently renovated.

Other exciting features that we love about this home include:

- Modern kitchen with stainless steel appliances, gas cooktop and double sinks;
- The living room has a 'nook' which can be used as a study area;
- The floor plan is spacious and conscientiously designed;
- There's ducted reverse cycle air conditioning and split system to ensure your comfort all year round;
- Hot water controller on continuous hot water system;
- Internal laundry and guest toilet;
- Freshly painted.

Enjoying a stunning location just 20-minute drive to Adelaide CBD, this home has easy access to OG Road and North East Road. It's close to local restaurants, cafes and takeaways, and is zoned for Klemzig Kindergarten, Klemzig Primary School and Avenues College. Additionally, it is only a few minute drive to Klemzig Interchange, Greenacres Shopping Centre, Latitude Adelaide, Marden Shopping Centre and Bunnings.

If this home looks like it could be the lifestyle upgrade you deserve, please get in touch today!

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.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

<b>Property ID</b>	2CQ3FDZ
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes

### Doris He 0423 707 585

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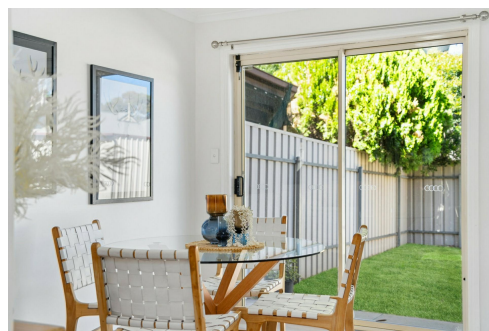
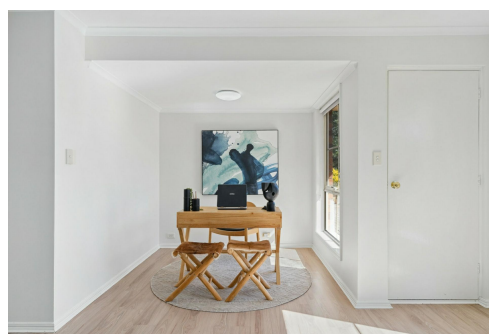
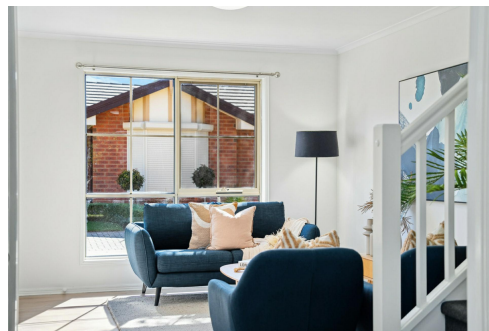
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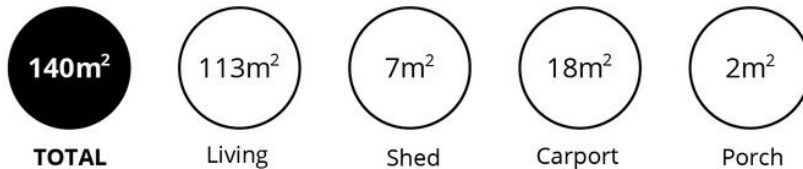
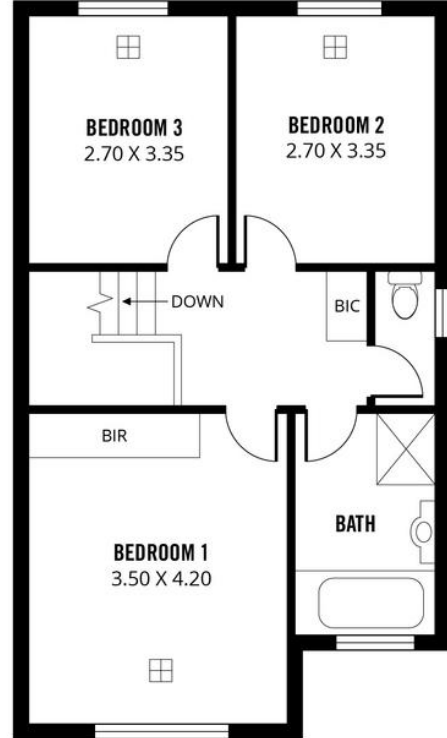
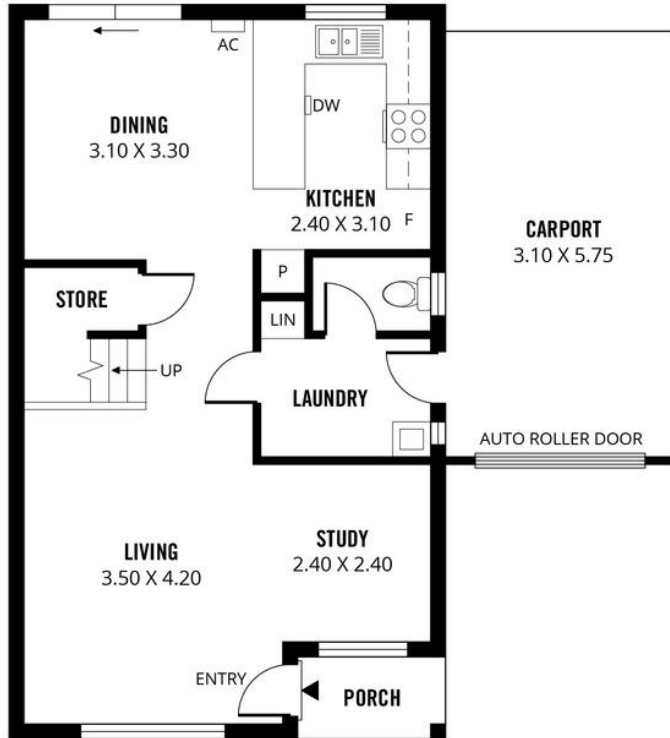
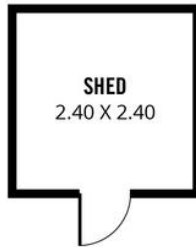
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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