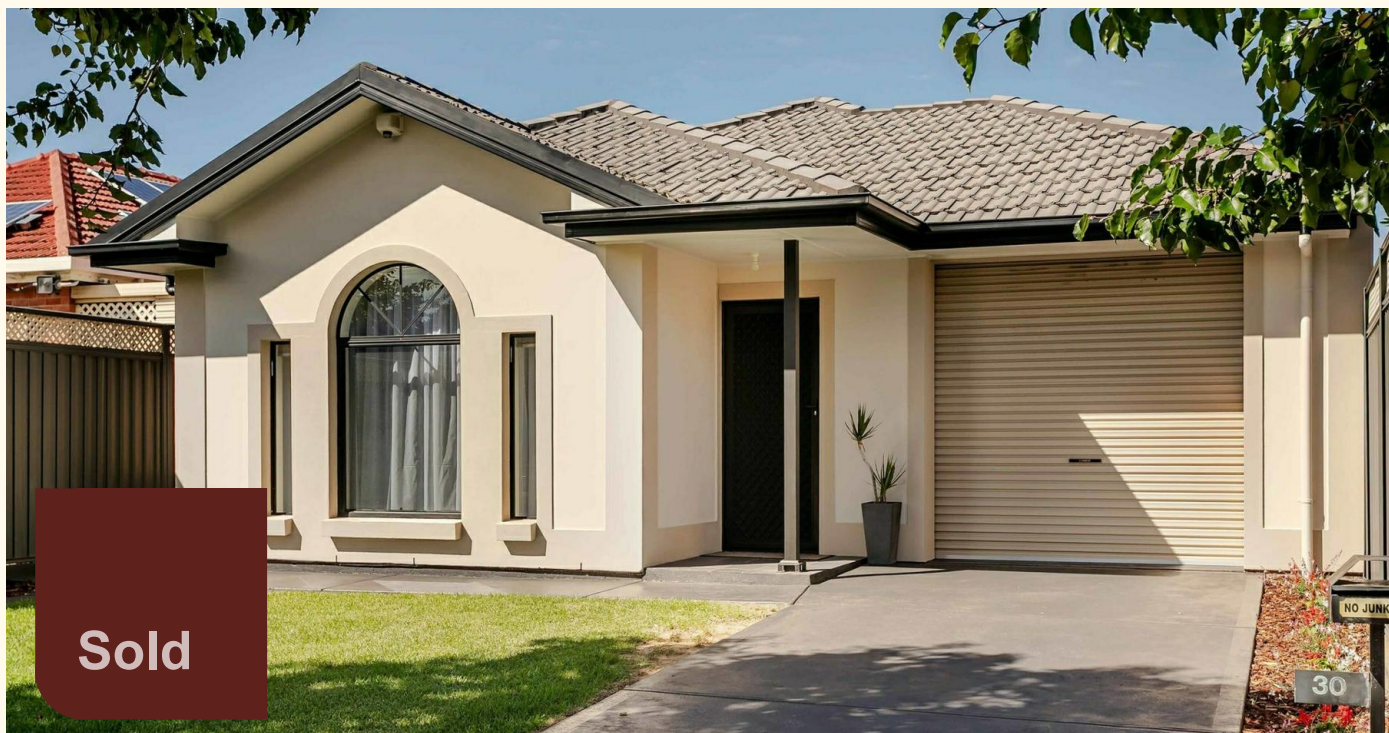


30 Kitson Avenue, Richmond

Refined Family Living with Designer Finishes in the Heart of Richmond

Best Offers By Wednesday 8th April @ 12pm

A seamless blend of timeless charm and contemporary sophistication, this beautifully updated residence delivers space, style, and functionality in one of Adelaide's most convenient city-to-coast locations.

Thoughtfully renovated and intelligently designed, the home unfolds into a generous open plan family and dining domain, bathed in natural light and effortlessly connecting to the outdoor entertaining zone. At its heart, the sleek designer kitchen combines form and function, featuring quality appliances, excellent storage, and a walk-in pantry-perfect for everyday living and hosting alike.

A separate living room provides valuable versatility, ideal as a media lounge, quiet retreat, or additional family space.

Accommodation is well-considered, comprising four well-proportioned bedrooms. The spacious master suite is privately positioned at the

4 2 2

FOR SALE

\$1,230,000

AGENTS

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AGENCY

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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.



front of the home and includes a walk-in robe and stylishly renovated ensuite. The remaining bedrooms are serviced by a beautifully updated central bathroom with full-size bathtub.

Stepping outside, the covered alfresco creates a true extension of the living space - perfect for year-round entertaining. Beyond, a generous backyard offers plenty of lawn for children and pets, complemented by a handy garden shed for additional storage.

Further highlights include a well-appointed laundry with external access, ample storage options, and a secure single garage with additional off-street parking via the driveway.

Positioned between the Adelaide CBD and the coastline, this location delivers outstanding lifestyle convenience. Enjoy easy access to local parks, quality schools, public transport, and popular cafés such as Devour Café Patisserie, along with nearby shopping amenities.

Key Features:

- Beautifully renovated home with high-quality modern finishes
- Spacious open plan family and dining area
- Separate living room offering flexibility and privacy
- Designer kitchen with walk-in pantry and quality appliances
- Four bedrooms, master with walk-in robe and ensuite
- Bedrooms two and three with built-in robes
- Excellent storage throughout
- Stylishly renovated central bathroom with bathtub
- Expansive covered alfresco
- Large backyard with lawn and garden shed
- Functional laundry with direct outdoor access
- Secure garage plus additional off-street parking
- Prime city-to-coast location in sought-after Richmond

Specifications

Title: Torrens Title

Year built: 2006

Land size: 385sqm (approx)

Council: City of West Torrens

Council rates: \$1,585.25pa (approx)

ESL: \$160.50pa (approx)

SA Water & Sewer supply: \$203.25pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YAUHDM
Property Type	House
Land Area	385 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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