



11C Kinnaird Avenue, Richmond

2 1 1

Modern Townhouse in Highly Sought-After School Zone

Auction Sunday 22nd February @ 1pm

Perfectly positioned to suit first-home buyers, savvy investors, or those looking to downsize without compromise, this contemporary townhouse delivers an exceptional lifestyle in a premium inner-city location. Just moments from the CBD and within easy walking distance of local cafés and shops, it offers outstanding convenience and broad appeal.

The ground floor welcomes you with a spacious, well-appointed kitchen featuring generous bench space, ample storage, a gas cooktop, and dishwasher-ideal for everyday living and entertaining alike. This flows seamlessly into the light-filled open-plan living and dining area, enhanced by a discreetly integrated European laundry for added practicality.

Upstairs, a thoughtfully designed study nook on the landing provides the perfect space for working from home or quiet study. Both bedrooms are generously proportioned and include built-in robes and large windows that flood the rooms with natural light. The central bathroom features a bathtub, while the separate WC adds everyday

AUCTION

Sun 22nd Feb @ 1:00PM

VIEW

Sat 21st Feb @ 1:30PM - 2:00PM

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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convenience.

Outside, enjoy year-round entertaining in the undercover courtyard, complete with low-maintenance artificial turf-perfect for relaxing or hosting guests. A single garage with an automatic door completes this impressive offering.

Located just minutes from Richmond Village's vibrant dining precinct, with Woolworths Hilton, Aldi, and Harbour Town only a short drive away, the lifestyle on offer is second to none. The CBD is just 10 minutes away, with the coastline also within easy reach. Families will appreciate the excellent schooling options, including Richmond Primary and zoning for the highly regarded Adelaide High and Adelaide Botanic High Schools.

Key Features:

- Spacious kitchen with ample storage, gas cooktop and dishwasher
- Light-filled open-plan living and dining area
- Concealed European laundry
- Two generous bedrooms with built-in robes
- Central bathroom with bathtub and separate WC
- Undercover courtyard with low-maintenance artificial turf
- Single garage with automatic door
- Ducted reverse-cycle air conditioning
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Community Title

Year built: 2020

Council: City of West Torrens

Council rates: \$1,241.70pa (approx)

ESL: \$124.10pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

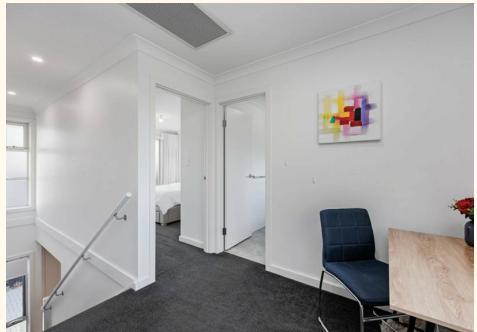
Community Fee: \$378.65pq (approx)

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

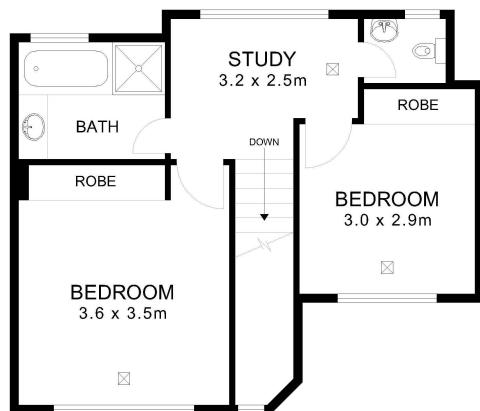
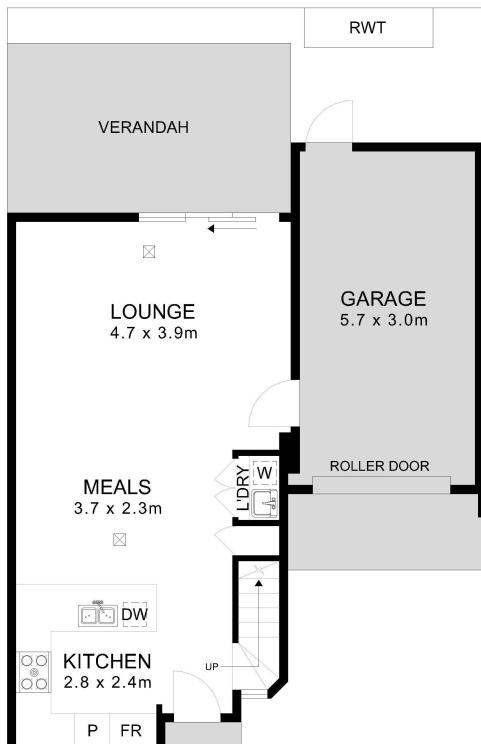
Property ID	Y6WHDM
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments



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FIRST FLOOR

Approx Gross
 Ground Floor = 40m²
 First Floor = 44m²
 Garage = 17m²
 Verandah = 14m²
 Porch = 1m²
 Total = 116m²

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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography