

11C Kinnaird Avenue, Richmond

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

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FOR SALE
\$790,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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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)

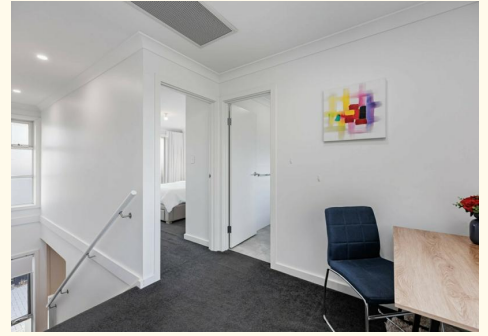
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RLA 242629

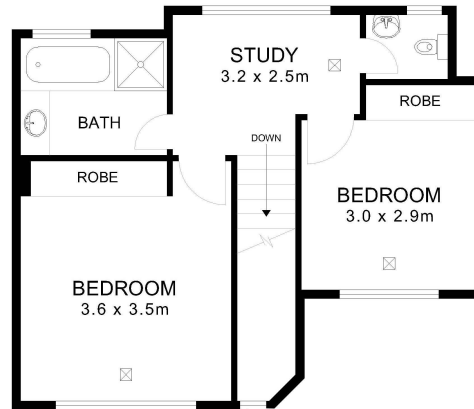
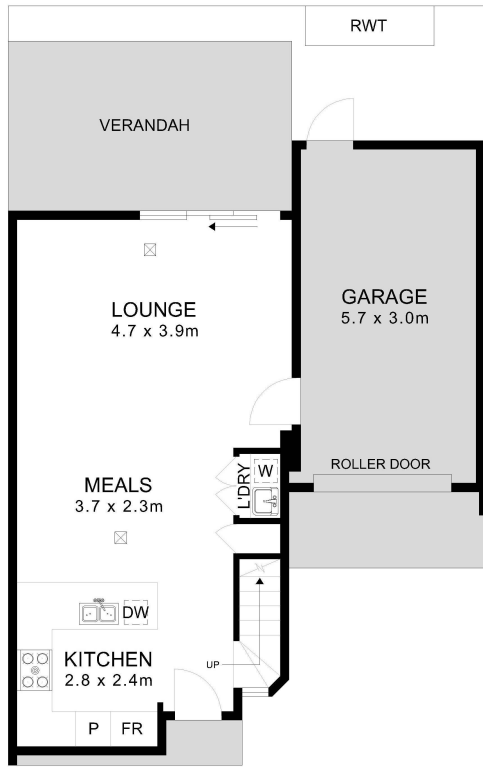
MORE DETAILS

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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Approx Gross	
Ground Floor	= 40m ²
First Floor	= 44m ²
Garage	= 17m ²
Verandah	= 14m ²
Porch	= 1m ²
Total	= 116m²

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