







3B Kinnaird Avenue, Richmond

Contemporary Townhouse Living in a Prized School Zone

Perfectly positioned in sought-after Richmond, 3B Kinnaird Avenue presents a stylish and low-maintenance lifestyle opportunity ideally suited to first-home buyers, professionals, investors or those looking to downsize without compromise. Combining contemporary comfort with outstanding city-fringe convenience, the home is just minutes from the Adelaide CBD and within easy reach of cafés, shopping, transport and the coastline.

The ground floor is centred around a spacious and well-appointed kitchen featuring generous bench space, excellent storage, gas cooking and dishwasher. Overlooking the light-filled open-plan living and dining area, it creates an inviting everyday hub with an effortless flow for both relaxed living and entertaining.

Upstairs, two generous bedrooms feature built-in robes and large windows that welcome an abundance of natural light. A dedicated study nook on the landing provides a practical work-from-home or study space, while the central bathroom includes a bathtub and is complemented by a separate WC for added convenience.

Outside, the private rear courtyard provides an easy-care setting for

2 1 1

FOR SALE
Best Offers | $669K - $725K

VIEW
Sat 14th Nov @ 1:10PM - 1:40PM

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Hamid Nazari
hamid@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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.

LJ Hooker

outdoor dining, entertaining or simply relaxing, with low-maintenance artificial turf ensuring minimal upkeep. An additional storage shed provides valuable space for tools, bikes and everyday essentials, while the secure single garage with automatic door completes the home's practical appeal.

Comfort is assured year-round with ducted reverse-cycle air conditioning, while the home's easy-care design makes it an appealing lock-up-and-leave option in a highly convenient inner-west location.

Positioned just minutes from Richmond's local cafés and dining, Woolworths Hilton, Aldi and Harbour Town, the home enjoys excellent connectivity to everyday amenities. The Adelaide CBD is approximately 10 minutes away, with the western coastline also within easy reach. Families will appreciate proximity to Richmond Primary School together with zoning for the highly regarded Adelaide High School and Adelaide Botanic High School.

Combining contemporary style, low-maintenance living and premium school zoning, 3B Kinnaird Avenue offers an outstanding opportunity to secure an easy-care home in one of Adelaide's most convenient city-fringe locations.

Key Features

- Contemporary two-level townhouse in sought-after Richmond
- Two generous bedrooms with built-in robes
- Light-filled open-plan living and dining area
- Spacious kitchen with dishwasher and excellent storage
- Dedicated upstairs study nook
- Central bathroom with bathtub
- Separate WC
- Private, low-maintenance rear courtyard with artificial turf
- Additional storage shed
- Secure single garage with automatic door
- Ducted reverse-cycle air conditioning
- Excellent low-maintenance, lock-up-and-leave appeal
- Zoned for Adelaide High School and Adelaide Botanic High School
" Zoned and close Richmond Primary School
" Minutes from cafés, shopping and public transport
- Approximately 10 minutes to the Adelaide CBD
- Easy access to Adelaide Airport and the western coastline

Specifications

Title: Community Title
Year built: 2023
Land size: 98 sqm (approx.)
Council: City of West Torrens
Council rates: $973.80 p.a. (approx.)
ESL: $142.00 p.a. (approx.)
SA Water & Sewer supply: $193.26 p.q. (approx.) + usage

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

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.

prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YRDHDM
Property Type	Townhouse
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments







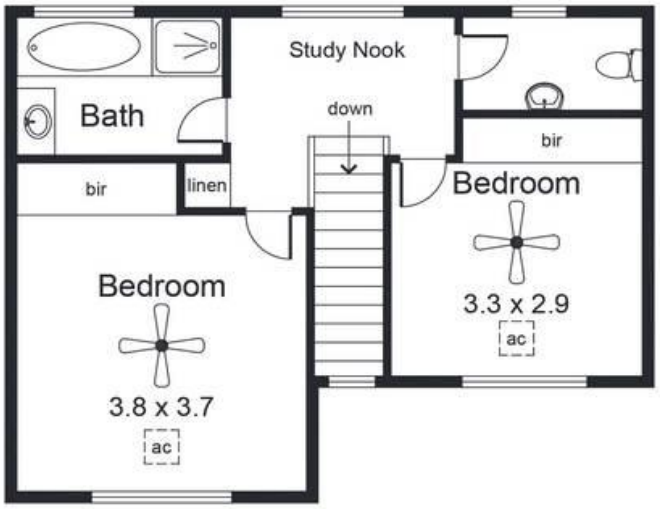




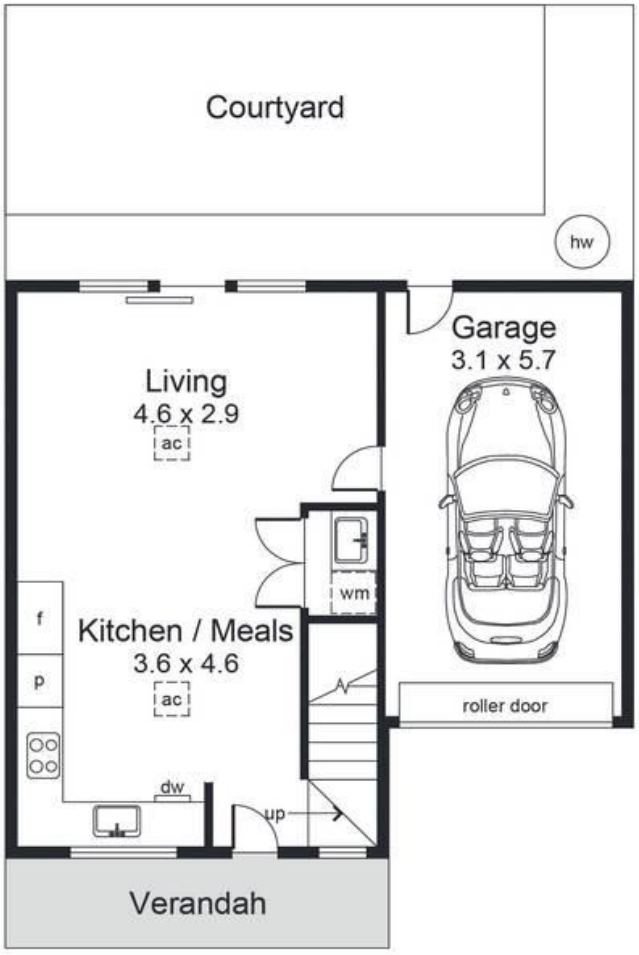
Thanasi Mantopoulos 0421 188 498
Sales Executive | thanasi@ljhooker.me
Hamid Nazari
Sales Associate | hamid@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

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.



Upper Level



Lower Level



Area (Estimate only)	
Lower Living	37.0 m2
Upper Living	44.9 m2
Garage	17.5 m2
Verandah	6.0 m2
Total	**105.4 m2**

For illustrative purposes only.
All measurements are approximate

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.

LJ Hooker