



3 Generations of success

KLEMZIG

14/45 Fourth Avenue



BEST OFFER

4 Bed | 2 Bath | 2 Car



THEON BRUSE

0419 816 470

theon.bruse@bruse.com.au



STYLISH SINGLE LEVEL HOME WITH VERY LARGE ROOMS

Buyers... get ready to be impressed with this lovely new age home!

Located in an exclusive division and directly next to a cute park and garden reserve.

You will be surprised at the generous room sizes.

Double lock up garage, plus extra visitor parking in the driveway.

2 separate living areas.

Huge open plan hub of the home living, large enough to accommodate multiple living spaces within this space. Perfect for entertaining and family living.

Adjacent you will find the spacious kitchen complete with a walk-in pantry, quality appliances, solid stone bench tops and a generous amount of work space and storage options.

This stunning area is complemented by excellent natural light. A space with a great feel.

Second living room with French doors. Need a second kids living room, cinema room, home office studio or even a fourth bedroom. A flexible and hard to get room in the market.

Beautiful main bedroom suite privately located to the front of the home. Proper walk-in robe and a luxurious ensuite bathroom.

Bedrooms 2 and 3 both include built-in robes and are adjacent full size bathroom. To suit busy families this home also has a 3rd toilet and 3rd vanity area.

Spacious laundry with a direct outside access.

Over 235m² of total house size.

Huge outdoor under cover alfresco entertaining area overlooking the easy care back yard area. Plenty of room for garden lovers and children and pets to play.

Very good condition throughout.

Close to many open green spaces with the beautiful Linear Park only a short walk away.

Ducted reverse cycle air conditioning
Quality finishes

Nothing to do but move in and live a lovely life.

PROPERTY INFORMATION

- ▶ **Certificate of Title**
Volume 6135 Folio 620
- ▶ **Council**
City of Port Adelaide Enfield
- ▶ **Zoning**
GN - General Neighbourhood
- ▶ **Council Rates**
\$1,835.25 per year (approx.)
- ▶ **Community Fees** (incl sinking fund)
(incl regular maintenance of common park area)
\$1,060 per year (approx.)
- ▶ **SA Water Rates**
\$948.72 per year (approx.)
- ▶ **Emergency Services Levy**
\$191.50 per year (approx.)
- ▶ **Year Built**
2014
- ▶ **School Zoning**
Klemzig Primary School
Avenues College



PROPERTY LINK

LETTER OF OFFER



KLEMZIG

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236m²

TOTAL

176m²

Living

20m²

Alfresco

36m²

Garage

4m²

Porch

Bruse Real Estate
357 Greenhill Road
Toorak Gardens
P: 8431 8181
RLA: 181689

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