



25 Third Avenue Klemzig SA 5087

 4  1  2

\$685.00 per week

Date available: 19 June 2024

[Book Inspection](#)

## WELL LOCATED HOME OFFERING GOOD ACCOMODATION AND LIFESTYLE

The perfect family home in a beautiful, well-maintained condition? In a good location just 7km to the City and walking/cycling distance to the River Torrens Linear Park Trail which runs all the way to the beach?

With an attractive, wide street frontage of lawn and verdant landscaping, this solid brick home with tiled roof has a commanding presence. Step into the generous living room with huge picture windows which bring the garden vista inside. Gas heating plus in-built cooling air conditioner in the living room plus ducted evaporative air conditioning ensure year-round comfort throughout the home.

The bright kitchen is modern with gas cooktop & oven, ample cabinetry and bench space and overlooks the dining area. The rear garden & patio is accessible directly from the kitchen.

A long wide hallway separates the living accommodation ~ 4 generous bedrooms; 3 of which are carpeted, and all have large windows to bring in lots of natural light.

The family bathroom has been modernised over the years and provides a bath and separate shower. The toilet is adjacent to a large family laundry with ample cupboards for storage. The laundry also has direct access to the rear

Smallacombe Real Estate Mitcham

1 / 8

25 Third Avenue Klemzig SA 5087

patio/verandah.

The ceilings are 2.6m providing a natural spaciousness throughout, with pine floorboards in pristine condition under the carpets and lino flooring.

lawn with mature trees and garden beds surrounds the sparkling inground pool complete with retro crazy paving trim, and ample space within the securely fenced enclosure for poolside relaxation.

A large, paved verandah and pergola overlooking the pool is perfect for alfresco entertaining on those warm summer days and evenings.

Available from 19th day of june

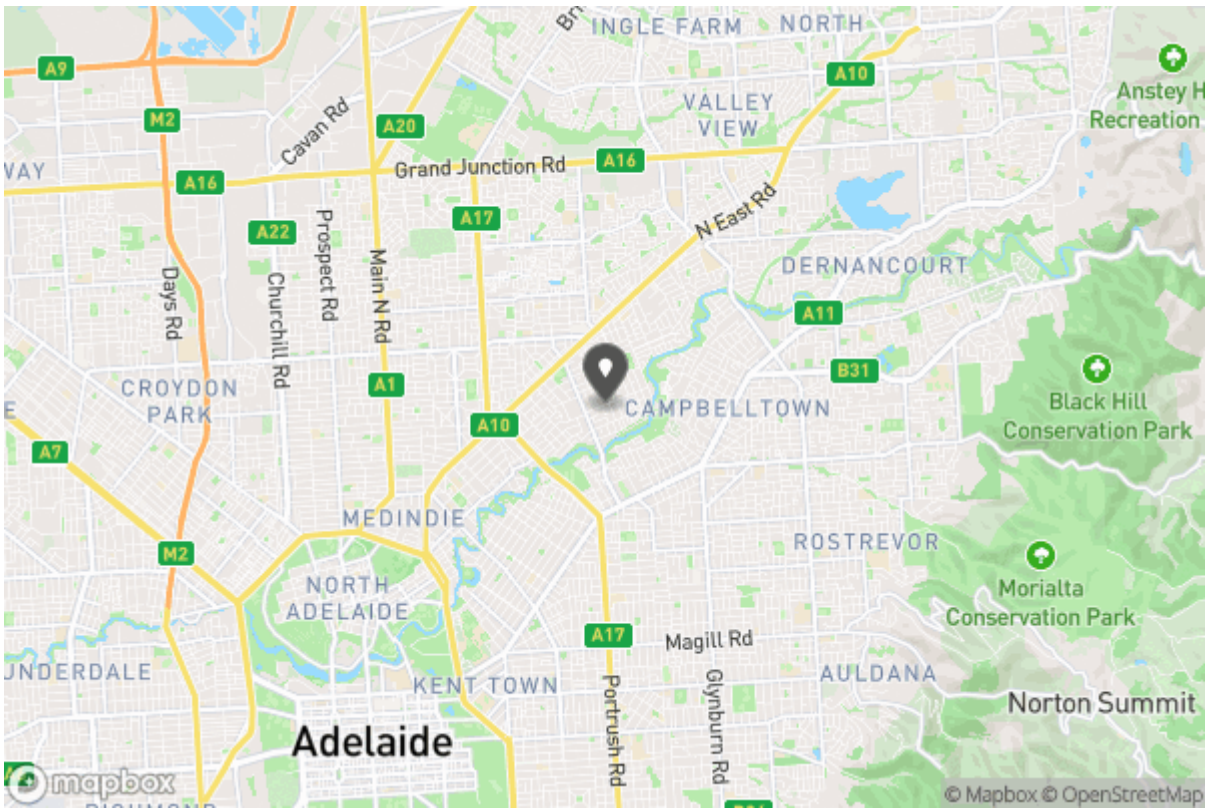
# Gallery







# Location Map





Don't forget to confirm your inspection by SMS or email

Ros Munt

ros.rentals@smallacombe.com.au

(08) 8271 4177  
85 Belair Road  
Kingswood SA 5062



### Why Book with Smallacombe Real Estate Mitcham

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MA-SMALLACOMBEMITCHAM&uniqueID=e6062506-d56e-40e5-b00f-9a3c1b690159>