

5 KELVIN AVENUE, WARRADALE, SA, 5046



**SOLD**

**SPECTACULAR NEAR NEW 'CREATIVE STRUCTURES' HOME, PRIME RESIDENTIAL LOCATION, SHORT WALK TO TRAIN, 3 BEDROOMS, 2 LIVING AREAS, DOUBLE GARAGE**

Offering an exciting modern lifestyle, this 'as new' Creative Structures home provides excellent family accommodation and stunning, modern open-plan living in this increasingly popular location.

With loads of glass and natural sunlight, this super stylish home consists of 3 bedrooms, open plan kitchen and family living area, separate living room, office/study area, 2 bathrooms (inc ensuite to main BR and 3rd toilet), superb kitchen with large island bench and butler's pantry, double garage and fantastic 'alfresco' outdoor entertaining area.

The block is an 'easy to maintain' 388m2 (approx) with a great backyard with lush lawn and trees, providing an ideal setting for family fun.

Warradale is a top location. It is just minutes away from so much - Westfield Marion, Brighton Precinct, Glenelg, the beach. The train station is just an easy walk away, the bus is nearby and it is in the Brighton High School zone!

This is a rare opportunity! All of the hard work has been done. You can just move in and enjoy.

RLA 269823

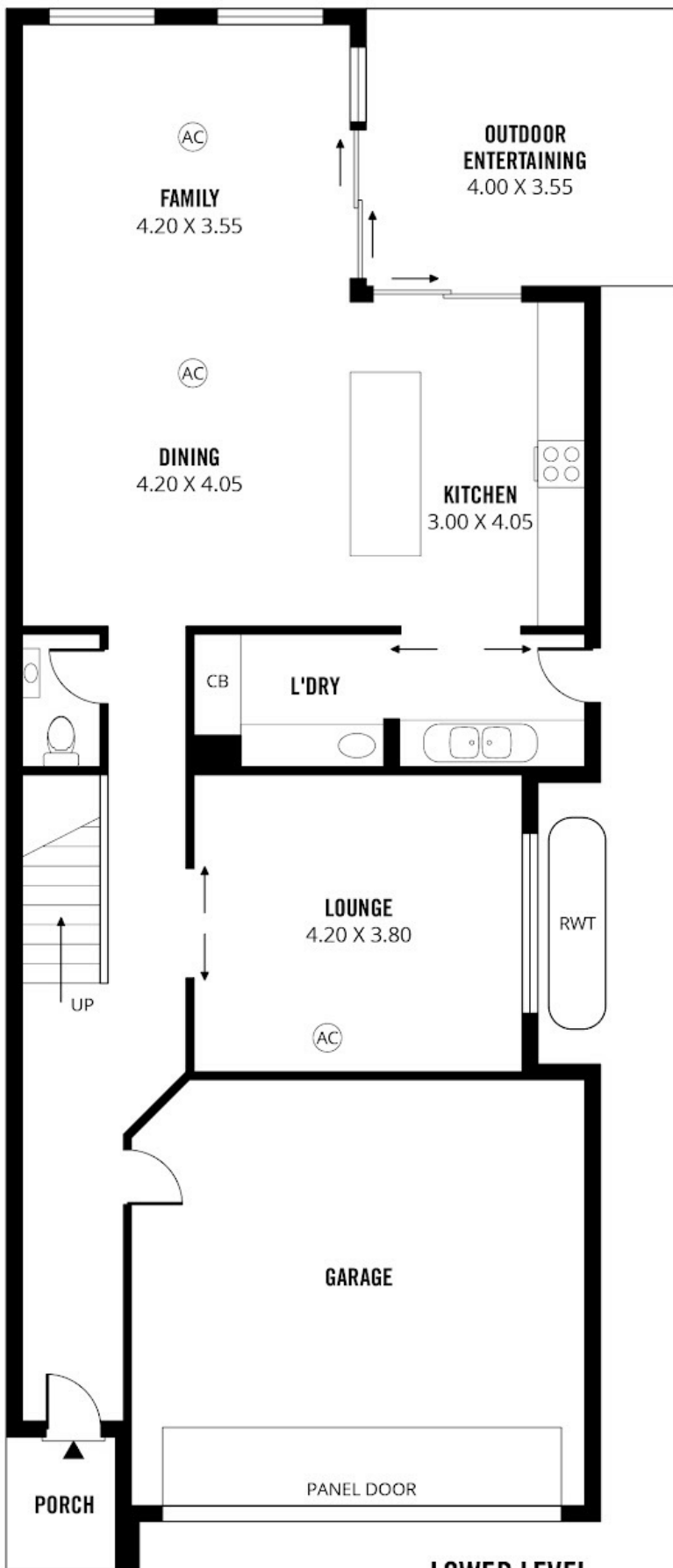
**3 BED | 2 BATH | 2 CAR**

PRICE:  
\$965,000

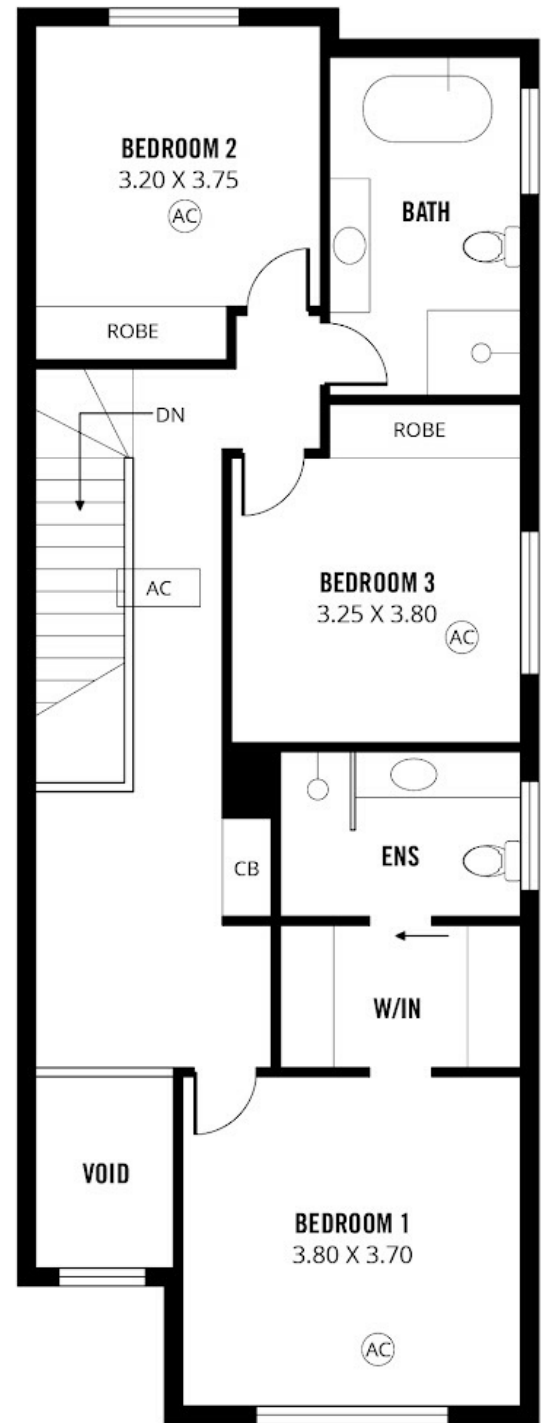
OPEN FOR INSPECTION:  
N/A



**Simon Tait**  
**0419853945**  
simon@taitre.com.au  
taitre.com.au  
RLA: 269823



**LOWER LEVEL**



**UPPER LEVEL**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**238m<sup>2</sup>**  
TOTAL

**188m<sup>2</sup>**  
Living

**34m<sup>2</sup>**  
Garage

**2m<sup>2</sup>**  
Porch

**14m<sup>2</sup>**  
Outdoor Entertaining

@realty

Simon Taitre  
04198...  
simon@taitre.com.au  
taitre.com.au

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**