




# MAGAIN



11 Katrina Avenue KLEMZIG SA

4  2  4 

Offering generous accommodation this ideal family home is situated on an outstanding allotment of approximately 725 square metres. Neatly presented and beautifully maintained this is a great opportunity to upgrade to suit your own taste or redevelop subject to the required council consents.

**Type** : House  
**Land Size** : 725 sqm  
**View** : <https://www.magain.com.au/property/11-katrina-avenue-klemzig-sa/8435922>

Comprising a formal entrance hall, 3 to 4 good size bedrooms depending on your requirements, spacious living room overlooking the attractive front garden, large kitchen with adjacent dining area and separate laundry with plenty of built in cupboards. Other features include ducted air conditioning, a security system and built in robes.

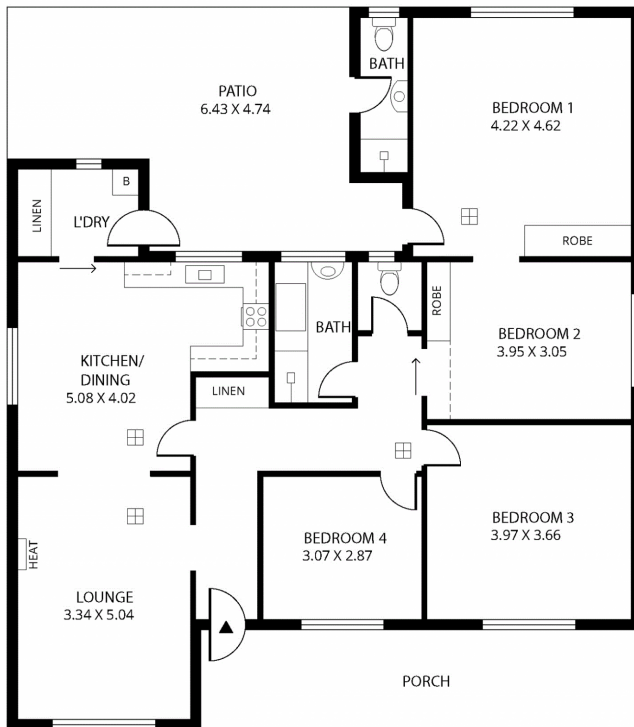
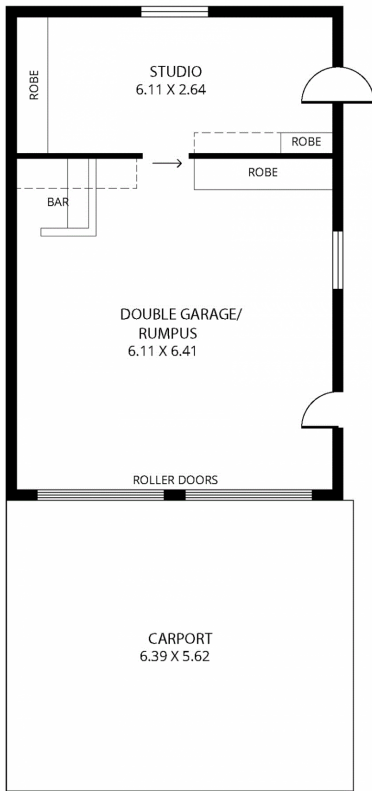
Outside there is an excellent undercover patio with an

[For full version visit the website](#)

<https://www.magain.com.au>  
Magain Real Estate

457 Greenhill Road Tusmore SA  
08 8332 1022

RWT



271m<sup>2</sup>

TOTAL

146m<sup>2</sup>

Living

38m<sup>2</sup>

Carport

43m<sup>2</sup>

Garage

16m<sup>2</sup>

Porch

28m<sup>2</sup>

Patio

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