klemich
by Ben Nightingale

5 Glen Stuart Road

Woodforde

4 bed · 3 bath · 2 car

Best offers by 23/11/2026 12:00pm



Image virtually staged

The home

Beds / baths / cars	4 / 3 / 2
Year built	2024
Internal living area	249.1 sqm (approx.) from the floor plan; 267.9 sqm (approx.) in total including the porch, alfresco and balcony
Land size	307 sqm (approx.)
Construction	Rendered walls, Colorbond roof
Zoning	Suburban Neighbourhood (SN)

Features

Street presence

> Contemporary two storey home built in 2024
> White rendered facade with charcoal and timber look accents under a Colorbond roof
> Timber entry door with glass inserts under a lined porch ceiling with downlights
> Landscaped front garden with white pebbles, stepping stones and ornamental grasses

Living

> Two living areas: open plan living and dining downstairs, plus an upstairs lounge
> Light oak look floating floors through the ground floor
> Timber battened feature wall with a built in white entertainment unit
> Recessed bulkhead ceilings with LED downlights
> Timber staircase with frameless glass balustrade
> Upstairs lounge with plush carpet

Kitchen

> Marble look stone benchtops and a waterfall edge island with breakfast bar
> Gloss white overhead cabinetry over timber look lower cabinetry
> Euro Appliances five burner gas cooktop in black glass
> Euro Appliances wall oven
> Euro Appliances stainless steel dishwasher
> Black double bowl sink with matte black gooseneck mixer
> Window splashback behind the cooktop
> Brass ring pendant light over the island
> Walk in pantry

Bedrooms

> Four bedrooms, one on the ground floor
> Main bedroom with walk in robe, ensuite and sliding door to its own balcony
> Glass balustrade balcony off the main bedroom
> Built in robes to the other three bedrooms, with black framed mirrored sliding doors
> Sheer curtains to the bedrooms

Bathrooms

- Three bathrooms: ensuite, family bathroom and a full ground floor bathroom
- Family bathroom with freestanding bath, frameless glass shower and floor to ceiling tiles
- Ensuite with twin round vessel basins on a stone topped vanity
- Backlit LED mirrors with touch controls
- Wall mounted brushed tapware
- Large format porcelain tiles, rain shower heads and tiled shower niches
- Heat lamp and exhaust fans

Outdoors

- Covered alfresco with tiled floor and downlights
- Stacked stone look retaining walls and planted garden beds
- Pebbled firepit area
- Exposed aggregate paths
- Colorbond fencing

Parking

- Double garage with roller door and internal access
- Painted concrete garage floor

Comfort and energy

- Fujitsu Airstage ducted reverse cycle air conditioning
- Zoned room by room with a ZoneTouch touchscreen controller
- Rheem continuous flow gas hot water

Laundry and storage

- Separate laundry with stone benchtop, black sink, subway tile splashback and overhead cupboards
- Direct outdoor access from the laundry
- Linen cupboards upstairs and down, plus under stair storage

Title and ownership

Title	Torrens title
Certificate of Title	CT 6304/403
Plan	Deposited Plan 135557

What it costs to hold

Council rates	$3,289.96 a year current financial year
Emergency Services Levy	$199 a year current financial year
SA Water	$258.49 per quarter supply $88 and sewer $170.49

The neighbourhood

Magill School, zoned primary school	1.1 km · 14 min walk
Norwood International High School, zoned high school	1.9 km · 24 min walk

Questions buyers ask

How old is it, and what has been updated?
Built in 2024, so it is about two years old. The kitchen, bathrooms, appliances, air conditioning and landscaping are all original to the build.

Which school zones is it in?
Magill School, about 1.1 km away, and Norwood International High School, about 1.9 km away.

Where are the nearest shops and cafes?
Magill Road's shops and cafes are close by, Morialta Conservation Park is minutes away for weekend walks, and the city is an easy drive.

How big is the block, and how much upkeep does it need?
The block is 307 sqm (approx.), with exposed aggregate paths, planted garden beds and Colorbond fencing keeping upkeep to a minimum.

What is the next step if I am interested?
Offers close 23/11/2026 12:00pm. Ask for the full Form 1 and contract, and talk to Ben about where your offer needs to sit.

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Prepared for prospective purchasers as a convenience only. Figures for rates, levies, insurance and title are taken from the Form 1 (Vendor's Statement) current at the date of preparation, and may change. Internal area is taken from the floor plan and is approximate; land area is from the title, not a survey. This sheet is not a substitute for the Form 1 and contract, which you should read in full and have reviewed independently before you make an offer. School zones are the Department for Education's published zones and can change; confirm the current zone with the school before relying on it.