

11A Kildonan Road, Warradale, SA 5046

CENTURY 21

Sold House

Saturday, 12 August 2023

11A Kildonan Road, Warradale, SA 5046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Tracey-Ann Paterson

\$631,500

Situated in the highly sought after suburb of Warradale, sits this beautifully presented and well maintained two-bedroom homette tucked away from the road. Offering a functional floorplan, a private courtyard and spacious living areas, not to mention the exceptionally prominent location, this property is perfect for the first home buyers, downsizers and the savvy investors alike. As you enter the home, you are greeted with a delightful entry and formal lounge area. This space benefits from a beautiful large window that spills an abundance of natural light inside. The wonderful kitchen contains an abundance of bench and cupboard space, modern white cabinetry and a tiled splash-back, stainless steel appliances including gas cook-top, electric oven, dishwasher and a spacious pantry. The dining/family area is spacious and will comfortably accommodate family and friends when they pop in for a visit, there is also plenty of heating and cooling for your added comfort all year around, walk outside to the lovely courtyard area, oh so private and peaceful with ample undercover entertainment area to enjoy when guests drop in. The master bedroom is equipped with a built-in robe for your storage convenience. Second bedroom has a freestanding wardrobe, both bedrooms are of good size. The well-designed main bathroom includes a walk-in shower, bathtub, vanity and toilet. The home's laundry is certainly of good size, and also provides access to your rear yard. As you step outside to the private courtyard, you will notice the beautifully manicured plants & shrubbery, with the paved entertaining area that truly does maximise the space. To the front of the property, there is a single garage with auto roller door and extra parking for a second vehicle. Location is always the key to any property and this has it all! Only a stone's throw away from Westfield shopping precinct for all your shopping needs and more, zoned for Brighton Secondary School, and with ease of access to numerous locations via public transport, you've got everything you need right here, so act quickly to secure this superb property now ! Of interest to you: Only three within the group. No quarterly fees. Self-Managed. Pet friendly Year built 2005 Community titled insurance for Common Ground Areas your share is \$335.72 per annum. (28% of the total) Marion Council Rates \$1,376.20 Water supply \$74.20 Sewer \$79.20 usage 28% of total ESL \$128.60