

12 Foote Avenue, Kilburn, SA 5084



House For Sale

Tuesday, 16 January 2024

12 Foote Avenue, Kilburn, SA 5084

Bedrooms: 4

Bathrooms: 2

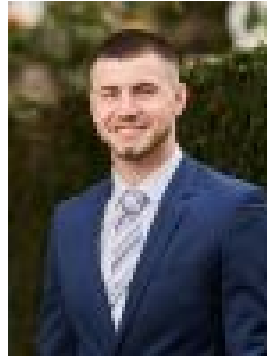
Parkings: 1

Area: 427 m2

Type: House



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Auction On-Site Saturday 3rd February 11:00AM

Welcome to a luxurious 4-bedroom, 2-bathroom residence with a secure garage. As you step inside, you'll be greeted by a spacious and light-filled family area, setting the tone for the entire home. Indulge in the comfort of three distinct living spaces, perfect for relaxation, entertainment, and family time. The open-plan design seamlessly integrates the living, kitchen, and dining areas, creating an inviting atmosphere for making lasting memories. The gourmet kitchen is a chef's delight, featuring ample storage, generous bench space, a convenient breakfast bar, and a sleek gas cooktop. Stylish and practical, it's a central hub for both cooking and entertaining. Retreat to the large master bedroom, complete with a walk-in robe and a private ensuite. This private oasis provides the perfect escape for relaxation after a long day. The other three generously sized bedrooms feature built-in robes, offering both space and convenience. The modern three-way main bathroom is designed for comfort, offering a bath and shower. A large vanity and a separate toilet add a touch of luxury to your daily routine. Step outside to the delightful verandah and easy-care gardens, creating a serene outdoor space for relaxation and entertaining. It's the perfect spot for a morning coffee or evening gatherings with family and friends. The property features a secure single garage with an automatic roller door, ensuring the safety of your vehicles. Additional off-street parking in the driveway adds extra convenience for you and your guests. The property is in a quiet location and central to all desired amenities. Local schools include St Brigid's School, Prospect North Primary, Enfield Primary and Our Lady of The Sacred Heart College, with TAFE SA Regency Park just down the road. Prospect Road and its vibrant cafe and restaurant precinct are within easy reach, plus quality shopping at the Churchill Centre includes Kmart, Coles Bunnings, Costco and Aldi stores. Public transport is a short walk away on Churchill Road and there are plenty of reserves and recreational areas in the local area including Prospect Oval and Regency Park Golf Course.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | URN - Urban Renewal Neighbourhood \\ Land | 427sqm (Approx.) House | 207sqm (Approx.) Built | 2016 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa