

**12 Moorang Street, Kilburn, SA 5084**



**Sold House**

Wednesday, 6 September 2023

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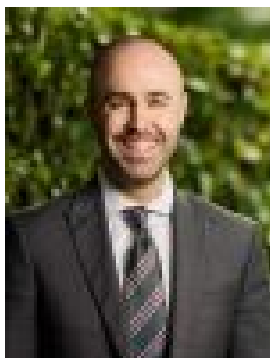
**Bedrooms: 3**

**Bathrooms: 1**

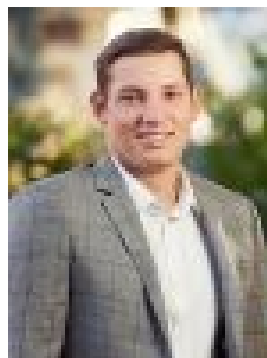
**Parkings: 2**

**Area: 595 m2**

**Type: House**



Nick Borrelli  
0861871302



Andrew Mayne  
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**\$610,000**

Welcome to 12 Moorang Street, Kilburn, your ideal family haven! This beautifully updated 3-bedroom, 1-bathroom home offers a harmonious blend of modern comfort and timeless charm. Located in a prime spot just a short 7km from the Adelaide CBD and nearby restaurants, shopping centres and parks/reserves. Home Features: • Three generous bedrooms, with one featuring a convenient built-in robe, providing ample space for your family's needs. • A spacious living area that invites you to relax and unwind, making it the heart of your home. • A combined kitchen and meals area that's perfect for creating culinary delights. The kitchen is well-appointed with a gas cooktop, double sink, and abundant storage space. • The modern bathroom boasts floor-to-ceiling tiles, an inviting open glass shower, and a sizable vanity, offering both style and functionality. • An additional second toilet adds extra convenience for busy households. Step outside into your expansive, grassy backyard, the perfect canvas for your outdoor dreams. Whether you're a gardening enthusiast, love hosting BBQs, or simply enjoy open spaces, this backyard is your private oasis. Plus, a shed/garage/workshop provides extra storage or creative space for your hobbies. Located just a stone's throw away from Churchill Shopping Centre, you'll have all your shopping needs met within a short walk. Public transport options at your doorstep can whisk you to Adelaide City Centre in under 20 minutes, making your daily commute a breeze. Don't miss the opportunity to make this charming Kilburn residence your forever home! 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 | GN - General Neighbourhood \\ Land | 595sqm (Approx.) House | 149sqm (Approx.) Built | 1950 Council Rates | \$1041 pa Water | \$292 pq ESL | \$226 pa