

16 Eaton Avenue, Kilburn, SA 5084

Boffo

House For Sale

Thursday, 9 May 2024

16 Eaton Avenue, Kilburn, SA 5084

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 470 m2

Type: House



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This charming property has been modernised with fixtures and fittings for the busy professional couple, small family or investor, all keen for a slice of the benefits that a prime city-fringe locale offers. Set minutes from the bustling CBD, this is a gorgeous vintage abode where plenty of memories are yet to be made. It boasts a well-presented facade that instantly captures the eye and sets the tone for a welcoming home. Nestled in an excellent location, this residence is surrounded by other quality homes at the very top end of Kilburn, bordering Prospect. It is within easy walking distance to the fantastic Churchill Road shopping precinct and is a short drive to Prospect Road with its incredible eateries and boutique shopping. With beautifully established gardens the home has also been tastefully decorated. The property offers a warm and inviting formal living room with polished floors and gas fireplace. The kitchen and meals area has been upgraded and features gas cooking. The bedrooms are spacious and generous in their proportions. The gem of this property however is the large master bedroom come second living space to the rear of the property. A sun-drenched room that opens into the rear garden; this area has the flexibility to be whatever you want it to be. With room to move and relax, the back garden offers a great entertaining area, mature trees and garden beds. Just the perfect place to read a book or watch the kids play. Built in 1950 this property is on approximately 470sqm of land and offers secure off-street parking for two cars, carport and reverse cycle air conditioning throughout. This delightful property is a pleasure to offer and I am sure you will agree is one of the best maisonette homes in the area. Ticking all the boxes a homeowner would be looking for and perfect for first home buyers, growing families and investors, with nothing left to do but move in and enjoy! Features that make this home special:- Huge master bedroom with split system air conditioner and ceiling fan - Second bedroom with ceiling fan and built-in robe- Ample study space or third bedroom- Light-drenched living room featuring a fireplace, split system air conditioner and ceiling fan- Spacious eat-in kitchen with gas cooking, complemented by a ceiling fan and skylight- Bathroom with shower/bath- Laundry with separate toilet- Paved area with pergola - Large lawn area with garden shed - Double length carport with automatic roller door for security Perfectly located a short drive to several shopping centres including Northpark Shopping Centre and Sefton Plaza. Just a short distance to a variety of quality schools such as St Brigid's School, Prospect North Primary School, Enfield Primary School and Saint Paul Lutheran School as well as child care and early learning centres. Plenty of public transport options as well as parks and recreation facilities are also nearby. All this and just 8.1kms (approximately) to the CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174