

**20/413 Churchill Road, Kilburn, SA 5084**



**Sold Unit**

Thursday, 29 February 2024

20/413 Churchill Road, Kilburn, SA 5084

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$360,000**

Offers Close Tue, 5th Mar - 12pm (usp) Welcome to your canvas of possibilities! This cozy 2-bedroom unit presents an unparalleled opportunity for those with a vision. Unleash your creativity and transform this unit into your dream haven, or invest in a popular city fringe location, so close to excellent facilities. Extra features include:- Convenience at your doorstep with your own designated parking space via electric remote access gates, entry via Churchill Rd or Way Street- Open plan living- Gas cooking- Built in robes- Roomy bathroom with laundry facilities- Generous bedrooms- Heating and cooling plus ceiling fans- Rear balcony Location Highlights: Situated in a vibrant community, this unit is surrounded by essential facilities, from shopping centers to dining options, parks, and schools. Everything you need is within easy reach. Nearby Facilities:- 2min walk to city bound bus- 2min drive to train station - 2min drive & 7min walk to Costco and Churchill Centre - Kmart and Coles- 2min walk to Albion Hotel - 2min walk to Islamic mosque - 3min walk to Subway - 8min walk to KFC & MacDonald for fast food You won't need your car here! Whether you're a first-time buyer with a knack for renovation or an investor seeking potential, this unit offers endless possibilities. Don't miss out on this chance to turn a blank canvas into your home. Certificate of Title - 5011/88 Council - Port Adelaide Enfield Zoning - Urban Renewal Neighbourhood Year Built - 1972 Total Build area - 71sqm Council Rates - \$1025 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$80.95 pa Strata fees - \$450 pq All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403