

23 Cromwell Road, Kilburn, SA 5084



Sold House

Friday, 11 August 2023

23 Cromwell Road, Kilburn, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 549 m2

Type: House



David Philpott
0883435600

\$537,000

This semi detached home provides an affordable purchasing opportunity positioned within a high demand suburb offering its next owners plenty of options. A great investment, the home is currently leased to February 2024 returning \$385 per week, you can be earning income from the get-go. From there, you have the option for the property to continue as an investment, move in or see the opportunities that a valuable building block of 549sqm has to offer. Positioned within walking distance to Churchill Centre, local cafes and shopping on both Prospect and Churchill Road plus easy access to public transport. This neat and tidy home offers three well-proportioned bedrooms, a light and bright living area, open plan kitchen and dining area with gas cooking, bathroom with combined shower and bath, separate toilet, and tiled laundry area. There is also ducted evaporated cooling. Step outside and you have plenty of scope to add your own touches with established lawn and garden areas plus an impressively large, powered garage (2013). An affordable purchasing opportunity – is this your entry into Kilburn? With options to renovate and extend or simply hold, its future is up to you! Property to be Auctioned On-Site Saturday 12th of August 2023 at 1pm. Council / City of Port Adelaide Enfield Zoning / EN – Established Neighbourhood Built / 1952 Land / 549m² approx. Council Rates / TBASA Water / \$146.65pq + Usage ES Levy / \$TBADB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442