

23 Kintore Avenue, Kilburn, SA 5084



Sold House

Thursday, 29 February 2024

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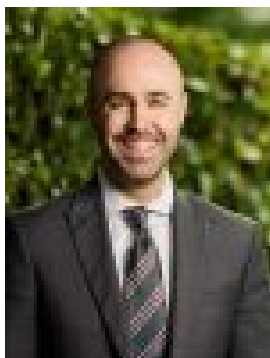
Bedrooms: 4

Bathrooms: 2

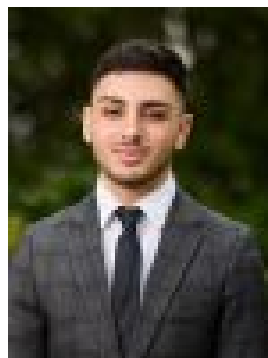
Parkings: 2

Area: 761 m2

Type: House



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\$1,251,000

Boasting a modern architectural ambience with premium fittings and considerate design, this stunning modern home offers both formal and casual living zones across a wonderful 4 bedroom layout. Family home entertainment is at your fingertips with extensive alfresco entertaining areas, sparkling inground swimming pool and thoughtful consideration to lifestyle ergonomics. Sleek floating floors, fresh neutral tones and ducted reverse cycle air-conditioning combine to create a comfortable living space where a central garden courtyard brings the outdoors in, allowing natural light and pleasant greenery enhancing your everyday living. Relax in a delightful light filled formal lounge/theatre room or step on through to a large combined family/dining room where a stylish modern kitchen overlooks. Enjoy the uninterrupted vista over a large backyard where a sparkling inground swimming pool and established gardens create a resort style atmosphere for your everyday living. Cook in contemporary comfort with stainless steel appliances, waterfall Island breakfast bar, recessed double sink, gloss white push to open cabinetry, frosted glass splash backs and ample cupboard space. Stacker doors open from the kitchen and dining area to seamlessly integrate indoor and outdoor living. Relax alfresco style under a spacious pergola overlooking the pool and backyard. There's plenty of room for kids and pets and a little more for those who enjoy the garden. Let the kids splash and play in the sparkling inground swimming pool as you sit back on the pool deck and enjoy lazy summer days. All 3 bedrooms are generously proportioned with an additional 4th bedroom/living space. The master bedroom suite enjoys 'his & hers' walk-in robes and a stunning ensuite bathroom with dual showers and vanities. Bedroom 3 features a built-in robe with mirror panel door. A clever 3 way bathroom with wide open vanity caters for both residents and guests, while a double garage with auto roller door and side access roller door provides secure accommodation for the family cars. An elite performer and one of Kilburn's finest, this stunning modern home will appeal to the engaged professional or established growing family. Briefly: * Architecturally designed family entertainer on generous 762m² block* 3-4 spacious bedrooms, formal and casual living* Extensive alfresco and decked outdoor areas plus sparkling inground swimming pool* Sleek floating floors, fresh neutral tones and ducted reverse cycle air-conditioning* Lush and leafy central courtyard with patio and deck* Generous open plan family/dining room with kitchen overlooking* Magnificent uninterrupted views over the backyard and pool from the family room* Kitchen boasting stainless steel appliances, waterfall Island breakfast bar, recessed double sink, gloss white push to open cabinetry, frosted glass splash backs and ample cupboard space* Sparkling inground swimming pool with pool deck and pergola adjacent* Walk-through laundry with exterior access and plenty of storage* Bedroom 1 with 'his & hers' walk-in robes & stunning ensuite bathroom* Ensuite bathroom with dual vanities and dual showers* Bedroom 3 with built-in robe (mirror panel door)* Clever 3 way bathroom with floor-to-ceiling tiles and wide open vanity* Double garage with auto roller door and side access roller door Delightfully located in the heart of Kilburn and central to all desired amenities. Prospect Road and its vibrant café and restaurant precinct is just down the road, plus quality shopping at the Churchill Centre is just around the corner. Local unzoned primary schools in the local area include Prospect North Primary, Enfield Primary and Blair Athol North School B-7. The zoned high school for this address is Roma Mitchell Secondary College. Quality private education can be found nearby at Our Lady of The Sacred Heart College, St Brigid's School, Prescott College & Blackfriars Priory. 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 | GN - General Neighbourhood Land | 761sqm (Approx.) House | 289sqm (Approx.) Built | 2010 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa