

23 Way Street, Kilburn, SA 5084



Sold House

Thursday, 19 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 805 m2

Type: House



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Contact agent

Nestled in the heart of Kilburn, this classic Basket Range stone fronted solid brick home exudes timeless appeal. With three generous bedrooms, including a master bedroom with built in robes, this residence offers comfortable living spaces. The sizable 20sqm lounge leads to a well appointed kitchen and meals area with lovely timber cabinetry. The rear of the home boasts a versatile teenagers' retreat/rumpus room, along with a delightful sunroom complete with a combustion heater. This area extends to a rear verandah that adjoins a carport and garage, creating a versatile, year round entertainment space. The backyard is divided into two distinct areas, one with lush grass for both kids and adults to enjoy, and another, more extensive garden perfect for cultivating seasonal fruits and vegetables. Additionally, this property is zoned Urban Renewal, offering potential for future development opportunities (subject to council approval). Key Features:- Large 805sqm allotment- Urban Renewal zoning- Three spacious bedrooms- Spacious 20sqm living room- Kitchen with adjacent dining area- Ducted reverse cycle air conditioning- Retro style bathroom with marble and terrazzo floors- Rear sheds, garage, and workshop- Expansive rear garden ideal for gardening enthusiasts- Sunroom complete with combustion heater- Detached teenagers' retreat/rumpus room- Large rear verandah and carport for year round entertaining Conveniently situated near Bunnings and the Churchill Centre, this property offers easy access to a range of shopping options, including Costco, Aldi, Coles, Kmart, and much more. It's also in close proximity to schools such as St. Brigid's, Enfield Primary, Prospect North, and Our Lady of The Sacred Heart College, with Tafe Regency Park just a five minute drive away. Take advantage of the diverse selection of cafes and restaurants along Prospect Road. If you're seeking a substantial landholding with the convenience of nearby amenities, 23 Way Street Kilburn is the perfect choice. For more information please contact: Ralph Pacillo 0433 117 801 Jordan Prole 0452 077 433 The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Pricing at Auction - Our clients have chosen not to disclose a price guide. However, to help you we are providing the latest sales data upon request. This information will be accessible at our open inspections. It is important to note that throughout the campaign we are unable to provide any price or guidance. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339