

28 Mundulla Street, Kilkenny, SA 5009

House For Sale

Friday, 19 April 2024

28 Mundulla Street, Kilkenny, SA 5009

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 319 m2

Type: House



Thomas Crawford
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Vincent Doran
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Auction 10am 4/5/24

Auction Location: On Site Beautifully presented, this light filled home ticks all the boxes for contemporary, fuss-free living. Commanding attention with a striking yesteryear façade to match the heritage streetscape that Kilkenny offers, this c.2009 home is also complemented by a modern interior. Every member of the family will find their own space within this roomy and well thought out floorplan that emphasizes ultimate comfortability and low maintenance living. Comprising of three bedrooms, two bathrooms, open plan living, kitchen and dining, and a generous yet easy care yard, this is a fantastic opportunity that is not to be missed. A brilliant first-home, family home or investment property with high-quality inclusions and generous accommodation in a desirable city-fringe position. Make no mistake, all the highly sought-after credentials are here. Features to note:

- 2.7m high ceilings
- Ducted reverse cycle air conditioning
- Ceiling fans to open plan area and all bedrooms
- Ariston dishwasher
- Filter tap
- Gas cooktop and electric oven
- Overhead kitchen cabinetry
- Ensuite and walk-in robe to master bedroom
- Built-in robes to bed 2 and 3
- Separate toilet to main bathroom
- Full sized bathtub
- Electric lock-up garage with storage space and access to the rear
- Easy care gardens
- Rainwater tank plumbed to toilet
- Storage shed

Nearby Attractions/Entertainment/Conveniences:

- MJ McInerney Reserve with basketball courts, tennis courts, skate park and children's playground.
- HOYTS movie theatre.
- St Clair Recreation Centre
- Queen Elizabeth Hospital
- F45 Training Woodville
- The weekly shop an easy task at Welland Shopping Centre.
- Hit the boutiques along Elizabeth Street in Croydon.
- Rosetta street Boutique stores.
- Arndale Shopping Centre minutes away

Food & Drink:

- Queen Street Café' scene (Elizabeth Street, Croydon).
- Under 10 minutes to the Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars.

Schooling:

- Zoned to Woodville High School (2024)
- TAFE SA Regency Campus a 5 minute drive, or 10 minute cycle away.
- Walking distance to Kilkenny Primary, Challa Gardens Primary, Whitefriars Catholic, and St Margaret Mary's
- 5-minutes to Allenby Gardens Primary, Woodville Primary, and St Michael's College (primary).

Transportation:

- Kilkenny Railway station, to take you to city or sea.
- Endless bus stops along Port Road, David Terrace and Torrens Road.

Method of Sale:

- Auction On Site at 10:00am, Saturday 4th May 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.