

**2A Bundarra Avenue, Kilburn, SA 5084**



**House For Sale**

Monday, 12 February 2024

2A Bundarra Avenue, Kilburn, SA 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 430 m2**

**Type: House**



Rachel Lawrie

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## Auction

ONLINE AUCTION 6TH MARCH @ 6PM UNLESS SOLD PRIORPRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS\*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.\*We are honoured to present 2A Bundarra Avenue to market! Nestled in Kilburn, offering an idyllic setting for your next home. This superbly positioned property enjoys a peaceful, tree-lined street within close proximity to essential amenities, including the Churchill Centre & Prospect Cafe Precinct. With easy access to local schools, parks, and shopping centres, it combines the convenience of urban living with the tranquillity of suburban life. Kilburn also boasts excellent transport links, ensuring a seamless commute to the city centre and surrounding suburbs. Whether you're a family seeking a quiet retreat or a professional looking for a well-connected home base, 2A Bundarra Avenue is the perfect address to call your own.Constructed c.1992 and situated on a manageable allotment of approximately 430m<sup>2</sup>, this residence epitomizes hassle-free living. The main bedroom includes an expansive walk-in robe that seamlessly connects to its 2-way ensuite. The kitchen affords a view over the interconnected lounge and dining area, fostering an open and inviting atmosphere. Beyond the interior, a delightful outdoor space awaits, complemented by a secure yard and a large garden shed. Homely features we love :• Master with walk in robe & 2-way ensuite• Generous sized bedrooms• Spacious kitchen with good storage• Gas cooking• Light filled home• Roomy bathroom• Magnificent and well maintained parquet floors through entrance and main living/dining areas• Neutral colour palette throughout• Secure parking plus additional off street• Freshly painted throughout and new carpets• New gutters and freshly painted external features• Instantaneous gas hot water• Ducted evaporative cooling throughout• Brilliant location, close to public transport, excellent shopping facilities and schools all close byYou can't get any better living than this. Its low maintenance lifestyle and clever design ticks all the boxes! A suburb on the rise due to its affordability and locality to the city, this is your opportunity to secure a brilliant maintained home on a wonderful allotment, surrounded by new and renovated homes.Do not hesitate to call regarding 2A Bundarra Avenue, as this opportunity to purchase in an extremely convenient location won't last long!For further information please contact Rachel Lawrie 0428 882 864 or [rachel.lawrie@raywhite.com](mailto:rachel.lawrie@raywhite.com)RLA281212