

2B Cromwell Road, Kilburn, SA 5084



Townhouse For Sale

Tuesday, 30 January 2024

2B Cromwell Road, Kilburn, SA 5084

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 204 m2

Type: Townhouse



David Upadhyay
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Auction On-Site Saturday 17th February 4:00PM

Your future home is here! This contemporary-style townhome is a testament to both style and substance, offering a haven of low-maintenance appeal without compromising on the life of comfort and convenience that you deserve. This residence is a sanctuary of modern living, perfectly designed to meet the needs of families, investors and those seeking an effortless lifestyle. Inside, you'll be captivated by the thoughtfully planned layout that maximises space and functionality. The lower level unfolds into an expansive open-plan living area, seamlessly integrating the gourmet kitchen with the living and dining spaces. Slide open the glass doors, and you'll find yourself stepping into the undercover alfresco dining area - a serene retreat designed for both relaxation and entertaining. Head upstairs and you'll discover three generously sized, fully carpeted bedrooms, each offering rest and relaxation after a long day. The master suite is a true haven, boasting a walk-in wardrobe and a full ensuite bathroom with a separate bath and shower. You'll also find the main family bathroom on this level, complete with its modern amenities, including a shower, toilet and vanity. With an expansive living area spanning 148 square metres on a 238-square-metre block, this home epitomises spaciousness and comfort. The modern kitchen is one to excite the chef of the household, equipped with modern features including stainless steel appliances, a gas cooktop, oven, rangehood, dishwasher and a double sink with filtered water. This gourmet hub also comes complete with a breakfast bar, as well as ample cupboard space and countertops - offering plenty of space to prep meals and store your tools and ingredients. The property's charm extends to the outdoors, where the low-maintenance paved backyard with side access invites you to enjoy covered alfresco dining throughout the seasons and create memories with family and friends in your private oasis. Navigating daily life is a breeze with a remote lockup garage for two vehicles, providing internal access for the utmost convenience. Outside, you'll enjoy additional parking space for two more vehicles, ensuring that you and your guests are always accommodated effortlessly. Additional features elevate this home to unparalleled levels of luxury and convenience such as an internal laundry, a guest powder room downstairs and ducted reverse cycle air-conditioning throughout. Currently tenanted at \$550 per week until April 2024. So many amazing features await you! Some of the key features we love include:

- Expansive open-plan gourmet kitchen adjoining the living and dining spaces
- Modern kitchen equipped with a breakfast bar and modern appliances
- Undercover alfresco dining area designed for both relaxation and entertaining
- Three fully carpeted bedrooms on the upper level
- Master suite featuring a walk-in wardrobe and a full ensuite bathroom
- Ducted reverse cycle air-conditioning throughout for luxury and convenience

Just shy of 10 kilometres from the city hub, you'll be within easy reach of Churchill Shopping Centre, which is a mere 1.4 kilometres away and houses an array of shopping options and an Anytime Fitness gym. Families will appreciate the property's zoning for Roma Mitchell Secondary College, complemented by other esteemed schools nearby.

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.

Grange RLA 314 251 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 | URN - Urban Renewal Neighbourhood \\ Land | 238sqm (Approx.) House | 204sqm (Approx.) Built | 2008 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa