

**3 Coolah Street, Kilburn, SA 5084**



**House For Sale**

Monday, 22 April 2024

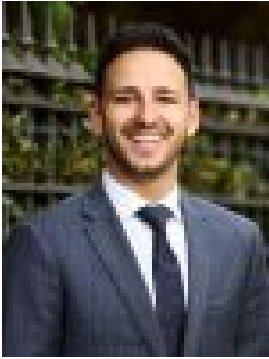
3 Coolah Street, Kilburn, SA 5084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction On-Site Saturday 11th May 12pm

Discover the pinnacle of contemporary family living in this magnificently crafted two-story home, perfectly positioned within walking distance to the vibrant Prospect Road and mere minutes from an array of shopping delights at Bunnings, Costco, and Churchill Centre. Boasting effortless access to the North-South Expressway, this modern marvel is nestled on 496sqm of lush land and stands as a beacon of architectural elegance in Kilburn, with its grand pitched roof and an open loft that cascades into the upper echelons of the residence. From the street, striking arched French windows create a commanding presence, framing the upper level and setting the stage for a home where luxury and comfort coalesce. A vast alfresco area unfolds from the rear, inviting you to host evenings of splendour under the stars, with every detail orchestrated for an entertainer's dream. Step through the imposing double doors and be embraced by an atmosphere of grandeur. The spacious entryway, complete with a discreet powder room, ushers you into the heart of the home—the open plan kitchen, family, and dining area—where every meal becomes a celebration and daily living is imbued with an air of sophistication. To the right of the entrance, the master suite serves as a personal haven, featuring a walk-in robe and an ensuite, complemented by abundant space for a private seating area. Full-length windows bathe the room in a warm glow, while a dedicated heating and cooling system ensures an ambiance of year-round comfort. As you venture further into this splendid home, the stylishly appointed lounge, with its plush carpet, beckons tranquil family evenings filled with joy and entertainment. The kitchen, a testament to culinary excellence, boasts a 900mm oven, 5 burner gas cooktop, generous pantry, triple sink, and a gleaming stainless steel dishwasher—all while offering views over the vast dining and family areas and the enticing outdoor entertainment space. Ascend to the second level where a carpeted mezzanine living area presides, offering a serene overlook of the home's lower expanse and double doors that lead out to your own private balcony. It provides an idyllic secondary living zone for those who dwell upstairs. Bedrooms 2, 3, and 4, each adorned with built-in robes, share proximity to a well-appointed 3-way bathroom, while bedroom 4 presents the versatility to serve as a study. Indulge in the modern convenience of a newly installed two-way gas fireplace, creating a cozy ambiance that effortlessly heats both the lounge and dining areas, economically providing warmth throughout the entire house during the colder seasons. Slide open the doors from the communal area downstairs, and step onto the pitched veranda, a sanctuary for alfresco gatherings, complete with weatherproof roller blinds for year-round enjoyment. The backyard, a sprawling canvas, invites the laughter of playing children or the potential addition of a swimming pool, creating a resort-like feel within the confines of your own home. Beyond, discover a 4.00 x 6.00m shed with power, perfect for the avid hobbyist or for all your storage needs. Enhance your outdoor oasis with a blend of artificial turf and paved surfaces, complemented by the beauty of flowering weeping wattles along the fence line. The double garage, with internal access and an additional rear roller door, caters to a variety of storage and parking needs including for a vehicle, camper, or boat. With ducted reverse cycle heating and cooling throughout, this abode stands as a testament to uncompromised living, where every season is welcomed with absolute comfort. This property is perfectly poised to become the serene setting for your new chapter, located mere moments from illustrious Prospect Road where shopping and dining options await! Additional Features: • 496 m<sup>2</sup> allotment • Built in 2006 • Bulkhead in the kitchen adds depth to this sleek space, with downlights fitted • A private laundry, with convenient rear access, sink and cupboards, adds to the home's seamless functionality • Fully secure • Short walk to Mapleton Reserve • Minutes to Northpark Shopping Centre • Nearby schools include: St Brigid's School, Prospect North Primary School, St Paul Lutheran School, St Gabriel's School, Enfield Primary School, Our Lady of the Sacred Heart College, Youth Education Centre, Roma Mitchell Secondary College, The Grove Education Centre 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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.