

3 Foote Avenue, Kilburn, SA 5084

**NOAKES
NICKOLAS**

Sold House

Wednesday, 17 January 2024

3 Foote Avenue, Kilburn, SA 5084

Bedrooms: 3

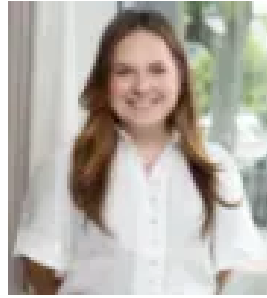
Bathrooms: 1

Parkings: 2

Type: House



Darcy Harcourt
0435756245



Sophie Fry
0881663989

\$505,000

Originally constructed in the 50's and beautifully renovated to a modern standard, this three-bedroom brick home on approx. 409m² offers a chic home base in the heart of Kilburn. Behind a newly painted façade, enter directly into the lounge and take in a fresh, generous living space. High polish timber floors carry throughout the lounge, kitchen/dining and two bedrooms, with fresh light fittings and new A/C units contributing to a stylish and comfortable home base. Enjoy three double bedrooms, as well as a spacious laundry/study space towards the rear, and a modern monochrome bathroom that includes a family-friendly bathtub, with the W/C separately accessed via the laundry. You'll find the kitchen at the heart of the home. Perfectly walking that line between modern style and functionality, and staying true to the bones of the home, it retains the oven nook, doors and ceilings while adding new 2pac style cabinetry, a sleek tiled splashback and new benchtops. Finally, a large backyard presents as a perfect blank canvas for your future landscaping, swimming pool, or perhaps an addition... Contemporary and comfortable, this fabulous home is ready to please its new residents on friendly Foote Avenue. Under twenty minutes to Semaphore Beach and the CBD alike, while walking distance to local ovals, shops and dining including Banoo, Phamily Kitchen and Coopers Alehouse, life in Kilburn is easy. More features to love:- Reverse cycle split system A/C units to bedrooms and lounge- Plenty of off-street parking - Security screens to front windows- Zoned to Roma Mitchell Secondary College, close to Blair Athol North B-6 School, TAFE SA Regency Campus, Enfield Primary and Prospect North Primary and within the catchment area for Blair Athol North B-6 School Children's Centre- Easy access to public transport along Churchill Road- Just 7.5km to the Adelaide CBD and under 10km to Semaphore Beach Land Size: 408.39sqm Frontage: 9.88m Year Built: 1952 Title: Torrens Council: City of Port Adelaide Enfield Council Rates: \$1034.90 PASA Water: \$153.70 PQES Levy: \$101.40 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.