

4/1B Kitchener Street, Kilburn, SA 5084



Sold Apartment

Wednesday, 23 August 2023

4/1B Kitchener Street, Kilburn, SA 5084

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

\$420,000

Superbly located in the sought-after suburb of Kilburn, this north facing, 2016 built, stylish 2-bedroom, 1-bathroom apartment is the definition of low-maintenance living. Simply perfect for first home buyers looking for an entry into the current market as well as savvy investors on the hunt for an easy-care addition to their portfolio. Offering a smart and functional floorplan, step inside and immediately you'll be greeted by the light and bright open plan kitchen/dining and living area – all with easy care floating floorboards. This area has direct access to the private balcony which is the perfect space to entertain guest or simply relax and enjoy a morning coffee. The two bedrooms are neatly positioned and private from the main living area and both featuring built-in robes. The main bedroom has the bonus of its own direct access to the balcony. The bathroom is centrally located and has the convenience of a laundry space. There is a secure carpark with automatic gates and be comfortable all year round with ducted reverse cycle air-conditioning. Units of this quality and location rarely come to market – secure this opportunity now! Features include:- 2 generous bedrooms both with built-in robes.- Direct balcony access from the main bedroom and living area.- Light filled open-plan kitchen/living/dining.- Contemporary, well-appointed kitchen with stainless steel appliances.- Modern & sleek bathroom/laundry.- Carpets to both bedrooms & timber floors in all living areas.- Ducted reverse cycle air conditioning.- Secure carport parking. Conveniently located, with the Churchill Centre as well as the dining/shopping precinct along Prospect Road at your doorstep. TAFE SA Regency Campus & Regency Park Golf Course are just around the corner. Easy access to public transport and Adelaide CBD is less than 10kms away (approximately). This home makes the perfect entry-level purchase, investment or downsizer that ticks all the boxes. For further information please contact Roger Wolf on 0477 779 866 or email sales@adprop.com.au. Outgoings: Council: \$239 qtr Strata Rates: \$716.42 qtr ESL: \$105 pa SA Water: \$174 qtr 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 199528