

**4/6 Kintore Avenue, Kilburn, SA 5084**

**HARRIS**

**Unit For Sale**

Wednesday, 7 February 2024

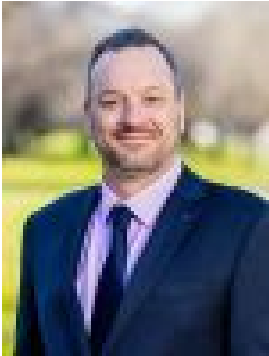
4/6 Kintore Avenue, Kilburn, SA 5084

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sean Bennett  
0405788705

**\$280k**

As the market gets more and more expensive, its times like this where you need to jump on the last few opportunities of affordable housing and this delightful 2 bedroom unit is certainly one of them. Located only minutes from the CBD, it sits proudly atop a small group and enjoys the very beneficial position at the end looking over the street (this gives it only one adjoining wall to a neighbour). Inside has been freshly painted to compliment the updated kitchen and has an open plan to the dining and lounge area. Balconies on both sides of the unit provide good usable outdoor space and enjoy the views that the elevation provides. Both bedrooms are very generously proportioned and a spacious bathroom has the benefit of laundry facilities. A large carpark is privately located at the rear of the group with plenty of space for everyone. This is bargain buying and will suit a first home buyer or an astute investor looking to add to their portfolio. Specifications: CT / 6008/157 Council / Port Adelaide Enfield Zoning / GN Built / 1971 Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Enfield P.S, Prospect North P.S, Blair Athol North B-6 School, Roma Mitchell Secondary College 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 (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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409