

4 Sunnybrae Avenue, Kilburn, SA 5084



House For Sale

Thursday, 1 February 2024

4 Sunnybrae Avenue, Kilburn, SA 5084

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Lisa Xu

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\$950,000

Recently completed modern double storey built with both functionality and luxury living in mind. The ground level offers a spacious open floor plan bringing the kitchen, dining and living rooms together, while a separate lounge at the front of the home makes for a quiet nook to chat or curl up with a book. The laundry room is off the main hallway with an additional WC and under stairs storage for extra convenience. The well appointed kitchen includes high quality appliances including a gas cooktop, dishwasher and marble stone benchtops with a breakfast bar and overhanging pendant lights. Leading through from the kitchen and living room is the alfresco area, fully tiled flooring and down lights create a wonderful all year round entertaining ambiance. Upstairs, you'll find cosy carpet and lavish bathrooms. A built in study space on the landing. The master bedroom includes a private balcony, walk-in wardrobe and a beautiful ensuite with a large shower and floor to ceiling tiles. Dual basins and a full size bath are found in the main bathroom. Located in the sought after area of Kilburn, zoned for Adelaide High and Adelaide Botanic High School's, walking distance to Churchill Shopping center, Costco, train station and buses. Key features- Kitchen with marble stone benches and quality appliances- 2 separate living areas- 4 Bedrooms, master with walk in wardrobe and ensuite and private balcony- Other bedrooms have wardrobes and 2 with built in desks- Main bathroom with separate bath and dual basins- Laundry downstairs with additional WC- Air conditioning throughout and ceiling fans downstairs- Double garage with panel lift door- Alfresco area under the main roof for all year round entertaining- Low maintenance, landscaped gardens

Specifications
Title: Torrens Title
Year built: 2023
Land size: 222sqm (approx)
Council: City of Port Adelaide
Enfield
Council rates: \$1,284.65pa (approx)
ESL: \$146.75pa (approx)
SA Water & Sewer supply: \$172.44pa (approx)
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629