

**41A Kildonan Road, Warradale, SA 5046**



**Sold House**

Thursday, 22 February 2024

41A Kildonan Road, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 311 m2**

**Type: House**



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**\$920,000**

Developed and built by Urbanella, this brand-new courtyard home is conveniently positioned just a short walk to Westfield Marion, local shops, restaurants and the train providing easy CBD access. Designed with modern living front of mind, the hub of the home is located at the rear and offers an open plan living space. Overlooking the living and dining, the kitchen features SMEG stainless steel appliances including gas cooktop & dishwasher, stone benchtops, breakfast bar and ample storage. The open plan living flows seamlessly via sliding doors to the stunning all weather alfresco entertaining space and north facing rear yard. The alfresco boasts feature ceilings, ceiling fan and built in BBQ area with fridge and a sink. There are 3 spacious bedrooms, the master with walk-in robe & ensuite. Bedrooms 2 & 3 feature built in robes & are serviced by a central main bathroom with separate toilet. Other notable features include:- Auto door garage with internal access- Spacious laundry with ample storage- Ceiling fans in all bedrooms - Ducted reverse cycle air-conditioning- Zoned for Brighton Secondary & Primary Schools Perfectly located just minutes to all desirable facilities including Westfield Marion, SA Aquatic Centre & local shops. The home is ideal for those seeking a low maintenance lifestyle in this popular location. Property Specifics: Year Built / 2024 Land Size / 311 sqm (approx.) Council / City of Marion SA Water Rates / \$153.70 per quarter CT / Volume 6291 Folio 989 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. RLA 239101