

**5 Coolah Street, Kilburn, SA 5084**



**House For Sale**

Tuesday, 2 April 2024

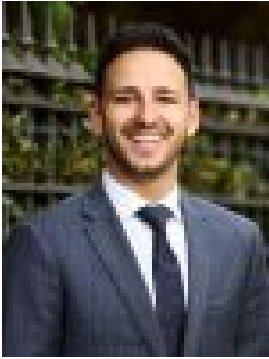
5 Coolah Street, Kilburn, SA 5084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Auction On-Site Sunday 21st April 11:50AM**

On Coolah St, Kilburn lies a home that exudes peace and comfort from the moment you step through its large front entrance. With a soft colour palette both inside and out, this residence warmly embraces you, promising a tranquil home that will have you sighing with gratitude, daily. Upon entering, you are greeted by an impressive 2-metre-wide hallway, where tiles lay the foundation for the home's elegant tone and sweep throughout emphasising durability and easy upkeep. A formal living room, one of two in the home, boasts stylish pillars and downlighting, a space for quiet relaxation away from the shared areas of the home. This charming property boasts four carpeted bedrooms, each appointed with stylish curtains that complement the aesthetic. The master serves as a luxurious retreat, featuring a large front-facing window, split system air conditioner and his and hers walk-in wardrobes that leads to a fully tiled ensuite with a his and hers vanity, toilet and a shower. Bedrooms 2, 3 and 4 are equally well-appointed, bedrooms 2 and 3 also offering mirrored built-in wardrobes and individual split system air conditioners for personalised climate control. The home's main bathroom is larger than the average and ensures practicality and luxury coexist, highlighted by a spacious built-in spa bath for indulgent relaxation. Open plan design defines the heart of the home, where the kitchen, dining and living spaces converge in unity. The dining room is graced by a delightful bay window that invites natural light and exterior views, with a reverse split cycle air conditioning unit to maintain comfort. The spacious kitchen boasts a tall island bench, lattice glass cupboards, an five 5 burner gas stove and oven, a dishwasher and built-in provisions for a refrigerator. An expansive undercover alfresco area awaits at the rear, fully paved and sheltered by a pitched verandah. A lush grass area and a large shed complement this outdoor haven, perfect for gatherings or quiet evenings beneath the stars. Situated in Kilburn, this home combines comfort with contemporary living. The inviting palette and practical layout make it ideal for relaxation and entertaining. With a double garage, it provides peace of mind to the busy home owner. This property is perfectly poised to become the serene setting for your new chapter, located mere moments from illustrious Prospect Road where shopping and dining options await!

**Additional Features:**

- 496 m<sup>2</sup> allotment (approx)
- 5kw solar panels
- Bulkhead in the kitchen adds depth to this sleek space, with downlights fitted
- A private laundry, with convenient rear access, sink and cupboards, adds to the homes seamless functionality
- Fully secure
- Short walk to Mapleton Reserve
- Minutes to Northpark Shopping Centre
- Nearby schools include: St Brigid's School, Blair Athol North School B-7, St Paul Lutheran School, St Gabriel's School, Enfield Primary School, Our Lady of the Sacred Heart College, Youth Education Centre, Roma Mitchell Secondary College, The Grove Education Centre

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.