

**51 Garland Avenue, Kilburn, SA 5084**



**House For Sale**

Friday, 17 May 2024

51 Garland Avenue, Kilburn, SA 5084

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 500 m2**

**Type: House**



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## Contact Agent

Discover an exciting dual living opportunity in the outer city suburb of Kilburn, where 490sqm of land offers not one, but two prospective high yielding properties on the one block currently tenanted for \$950 per week - ideal for growing families, investors or those seeking to develop in a thriving area. The recent paintwork on the front facade and interiors of the main house ushers in a refreshing update to the home, while a long driveway, sheltered by a carport, stretched through to the rear of the property. Step inside to find polished floorboards underfoot, enhancing the home's allure and ensuring easy maintenance, while two cozy bedrooms, each with built-in robes, await to provide restful retreats for all. The front-facing living room boasts large windows that invite an abundance of natural light, creating a bright and inviting atmosphere, accompanied by a split system air conditioner. At the centre, a combined kitchen and family meals area, with an adjacent rumpus or dining room, offers additional space for gathering and entertaining. The kitchen welcomes culinary adventures with wooden bench tops, a large oven, and a 5 burner stove. A simple bathroom with a shower and vanity resides within, while the separate toilet is thoughtfully placed in the laundry area, away from the shared spaces for privacy and convenience. Outside, the yard is predominantly concreted, leading seamlessly to the granny flat that offers an entirely separate, self contained second home on the site. Only six months old, this additional dwelling shines with floating laminate floorboards and down lights throughout. The natural light that floods the space is customisable by roll-down blinds, enhancing the ambiance to your liking. The detached unit, boasts two bedrooms, a spacious bathroom, and an open plan living area that merges the kitchen and living room into one cohesive space. The kitchen here offers modernity with stylish fixtures and fittings, timber look bench tops and a gas oven and stove. Onsite vehicle parking is conveniently situated right out front too! Located near the pulsing heart of Prospect Road and the bustling Churchill Centre this Kilburn residence is a multi-faceted living solution that provides both the comforts of home and the pragmatism of additional accommodations. It's an opportunity for savvy homeowners who seek the perfect blend of privacy, convenience, and investment potential, all wrapped up in one neat package. Additional Features: • 4 bedrooms in total, 2 kitchens, 2 living rooms, 2 laundries across the two dwellings • Low maintenance front and rear yards • Easy access to public transport (Kilburn train station) • Less than 1km to Churchill Centre with Costco, Kmart and Coles • 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.