

65 Jersey Avenue, Kilburn, SA 5084



House For Sale

Tuesday, 11 June 2024

65 Jersey Avenue, Kilburn, SA 5084

Bedrooms: 3

Bathrooms: 1

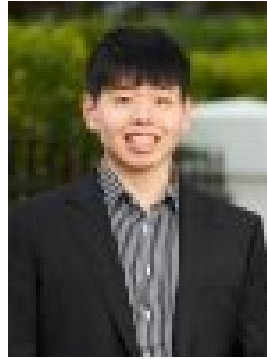
Parkings: 2

Area: 740 m2

Type: House



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Auction On-Site Sunday 23rd June 2:00PM

Idyllically positioned on a good-sized block just off Prospect Road and about a 10-minute walk to the action-packed Churchill Centre, 65 Jersey Avenue will appeal as much to savvy investors chasing solid rental returns as it will to owner-buyers after a move-in ready family-size home with good bones, character features, and scope to further improve with modest updates like a fresh lick of paint. A free-flowing floor plan has separate light-filled living areas, along with 3 generous bedrooms, a main bathroom and one of 2 laundries, branching off a spacious, light-filled office/study equipped with A/C. Gorgeous, honey-toned timber floors span the fan-cooled front lounge, which has big windows overlooking the garden, as well as the bedrooms - 2 of which have built-in robes, the larger of these also fitted with A/C and a ceiling fan. The true heart of this home is its open-plan kitchen, dining and living area where stunning bluestone pavers, worn smooth by many footsteps, stretch some 11m in length, past multiple windows and a glass slider providing views across a covered verandah to a lawned play area, a sea of raised veggie beds, and a massive 27 sqm shed/workshop. Cooking will be a joy in this roomy kitchen with stacks of storage, a big statement rangehood over the gas cooker, and a time-saving dishwasher. Location-wise, you're on a winner whether you're renting or residing - with a terrific little playground, city-bound buses, and the one-stop shopping hub that is the Churchill Centre - all just a short walk from the front door, and vibrant Prospect Road Village and Enfield Primary School only 5-minutes in the car.

FEATURES WE LOVE

- Character-filled 3-bedroom lowset with multiple, light-filled living areas branching off a central study/office
- Stunning original bluestone floors through the combined kitchen, dining, living room that overlooks the rear yard
- Polished timber floors in the front lounge and all 3 bedrooms, 2 with built-in robes
- Fantastic cook's kitchen with loads of open space between 2 storage-filled workbenches housing a big gas stove top, oven, rangehood, dishwasher, and double sink
- A/C units in the study, dining room, and the larger of the 3 beds
- Main bathroom with separate WC, and 2 laundries (or 1 plus a storeroom)
- L-shaped covered verandah off the rear living with room for an alfresco dining table, BBQ gear - even a spa bath
- Big backyard with play-friendly lawns and a bunch of ready-to-sow raised veggie beds
- A range of established fruit trees including lime, lemon, blood orange, weeping mulberry, kalamata olive, apricot, plum, dwarf nectarine, dwarf peach, 3 varieties of banana and a large bay tree
- Huge 27sqm shed for a hobby, side hustle, or just storing a lot of stuff!
- Tandem side carport just shy of 11m in length

LOCATION

- A few doors up from a sweet playground, with city-bound buses and tasty eateries only 300m away on Prospect Road
- Only 900m down the street to the Churchill Centre where over 50 stores await (including Coles, ALDI, and Kmart), or take the short drive to Sefton Plaza or Northpark
- 5-minutes to Enfield Primary School, or 10 to Roma Mitchell Secondary College
- Only 3km from Prospect Road's 'Village Heart' for fashion, film, and more food
- 5km to North Adelaide - your gateway into town

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 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.

Property Details: Council | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 740sqm (Approx.) House | 246sqm (Approx.) Built | 1958 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa