

8/14 Talinga Avenue, Kilburn, SA 5084



House For Sale

Thursday, 25 April 2024

8/14 Talinga Avenue, Kilburn, SA 5084

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Luke Mitchell
0411703055



Salam Dawood
0478360155

Auction Saturday 11th May at 3:30pm

Conveniently located this home provides a harmonious blend of privacy and accessibility while offering the serenity of a retreat while remaining near essential facilities. This home would be perfect for first time homebuyers or professional couples, young families, as well as savvy investors. This home was designed with the modern family in mind.

Complimented by 2 separate living areas, 3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs while downstairs features a powder room for added convenience whilst entertaining guests. The open plan kitchen overlooks the family meals and living area complimented by ample natural light, evenings with the family or entertaining guests will be a space filled with joy and laughter with the added convenience of sliding doors to the outdoor entertaining area. The internal living wasn't enough? Step out the front door and be welcomed by Mapleton reserve, where you can enjoy daily views of nature, fresh air and an abundance of light. The council maintained trees provide ample shade and privacy into the home while the reserve offers hours of fun for the family whether that's playing basketball, jumping on the playground or enjoy the peace on the grassed areas. Close proximity to Prospect Road affords easy access (walking distance/ short drive) to shops, trendy cafes, cinema, and delicious culinary delights. Not to mention ample public transport options most prominently with the G10 route taking you straight to the city. Being the largest townhouse quietly nestled at the end of the row, this is some of what we love:- Modern open plan kitchen overlooking family/ meals area- Two separate living areas- Master bedroom overlooking the reserve with ensuite & built-in robes- Bed 2 & 3 feature ceiling fans - Family bathroom upstairs- Stainless steel appliances such as stove, oven, dishwasher - Existing high-speed NBN (FTTP) connection box- Split-system A/C both upstairs and downstairs- Magnetite double-glazed windows upstairs - Downstairs powder room- Remote garage & second car park space- Security system- Large laundry space. If you are one who values space, comfort, and convenience, this home is for you. You can't be too early to ring but you can be too late to inspect! Call Luke Mitchell or Salam Dawood today to arrange an inspection. Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide. ** 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015