

83 Way Street, Kilburn, SA 5084



Sold House

Saturday, 13 April 2024

83 Way Street, Kilburn, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 805 m2

Type: House



Penny Papazis

0405382460

\$1,016,000

Penny Papazis of eXp Realty is proud to present to the market this genuine family home nestled on an allotment of approximately 805m2** in this Urban Renewal Zone precinct, providing an exceptional opportunity to the astute purchaser - whether you are buying to live in, develop (subject to planning consent) or as an investment in your future, this home offers a myriad of opportunity not to be missed! Welcome to 83 Way Street Kilburn!! This natural light filled home has it all offering 6 main rooms, 3 large bedrooms, lounge room, dining room adjacent to the well-equipped modern kitchen with double bowl sink, natural gas appliances, walk-in pantry, an extensive outdoor undercover entertaining area, large workshop and a massive rear yard providing extra space for the growing family. Perfectly located close to the Churchill Centre and within easy reach of local reserves and transport, only 8 km to the Adelaide CBD, this solid brick home will provide the perfect abode for the next family, or an ideal development or "hold & rent" for the astute investor. Features we love about 83 Way Street: * Solid brick construction with an abundance of natural light through (north/south facing) * Generous allotment of approximately 805m2 with 15.24m frontage * High ceilings and L-shaped corridor * All bedrooms of double proportions with floor to ceiling inbuilt wardrobes * Ceiling fans to main bedroom and lounge * Polished wood floors to hallway and lounge * Gas Rinnai heater to lounge and Carrier reverse/cycle airconditioner in dining area * Security alarm system * Kitchen with timber look cabinetry, laminate bench tops, Chef gas appliances and walk-in pantry * Bathroom with vanity, shower and bathtub * Separate toilet * Linen storage in laundry and hallway * Terrazzo flooring to wet areas * Expansive outdoor entertaining verandah, workshop/garage (with power) and separate garden shed, brick charcoal barbeque * Lock up carport for up to 2 x vehicles * Established lawns and gardens (mature lemon and quince trees) * Zoned Urban Renewal Neighbourhood * Excellent opportunity for the growing family or for the astute investor/developer **If a land size is quoted it is an approximation only. Enjoy all the benefits that come with living in this location. Perfectly positioned only 8 km to the Adelaide CBD and is centrally located close to great schools, shopping and public transport. To be Auctioned on site: Sunday 28th April @ 11.00am. Contact Penny Papazis today to register your interest! M: 0405 382 460 E: penny.papazis@expaustralia.com.au Specifications: CT | 5644/860 Council | City of Port Adelaide Enfield Zoning | URN - Urban Renewal Neighbourhood Built | 1965 Land | 805sqm (approx) **Council Rates | \$1,304.75 per annum SA Water | \$173.98 per quarter ES Levy | \$148.25 per annum RLA 300185 | 269962 Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. ***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. The vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection ****The vendor statement may be inspected 3 consecutive days preceding the auction by contacting Penny Papazis on 0405 382 460 and at the auction for 30 minutes before it starts."