

10 Kintore Avenue, Kilburn, SA 5084



House For Sale

Sunday, 23 June 2024

10 Kintore Avenue, Kilburn, SA 5084

Bedrooms: 7

Bathrooms: 2

Parkings: 3

Area: 743 m2

Type: House



Anthony Fahey
0882359822



Samuel Parsons
0431934575

AUCTION ON SITE

Situated in the rapidly growing suburb of Kilburn, this unique offering presents a rare investment opportunity to those savvy investors. Currently set up as student type accommodation with 7 bedrooms returning combined \$1400 per week. Each tenant is on a periodic month by month lease, offering flexibility to the new purchaser on how to utilize the property post purchase. Set on a generous 743sqm Torrens Titled allotment, with a clean clear title and zoned 'General Neighbourhood'. With the option of potential redevelopment on the site, whether now or into the future, offering an array of options. Located just 7km approximate from the Adelaide CBD, with the Churchill shopping centre just a short stroll away. Features of the home include:- Originally built in 1948 with mid-century character features including a stone façade. - Fully fenced around the entire perimeter, with an electric front gate and keypad entry. - Communal lounge room with a split system unit. - Communal dining area. - Updated central kitchen includes an oven, cooktop, plenty of storage and inbuilt laundry facilities. - Two renovated bathrooms. - Bedroom 1 is double sized and includes a built in robe. - Bedroom 2 is double sized and includes a built in robe. - Bedroom 3 is double sized and includes a split system unit. - Bedrooms 4 & 5 are the smallest of the 7 and include built in robes. - Bedrooms 6 & 7 are both a good size include built in robes, split system units and separate access from the sides of the property. - Single drive through carport. - Separate double garage / storage shed at the rear of the property includes an additional separate office / lounge. - Separate fenced in rear courtyard. - No maintenance front and rear yards. - Solar electrical system. - Quality flooring / paint / window dressings throughout. All this and more in the heart of Kilburn. With easy access back into the Adelaide CBD. North Adelaide and set within close proximity to all other local amenities including schools, shops, parks and public transport. For Genuine Sale: Auction on Site Saturday 13th of July at 2pm! Contact Agents for further information. RLA 183205