

**4 Gladstone Avenue, Kilburn, SA 5084**



**House For Rent**

Wednesday, 10 July 2024

4 Gladstone Avenue, Kilburn, SA 5084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



David Philpott  
0883435600



Lanilea Weymouth  
0439319090

**\$625 per week**

Nestled in the heart of Kilburn, this delightful circa 2000's-built conventional home offers the perfect blend of modern comfort and convenience. With three spacious bedrooms, two inviting living areas, and a host of modern amenities, this property is ideal for families or professionals seeking a stylish and practical living space. Features Include: Three Bedrooms: Generously sized, with the master bedroom boasting an ensuite bathroom for added privacy and comfort. Two Living Areas: Perfect for entertaining guests or enjoying quiet family time. Ducted Reverse Cycle Air-Conditioning: Ensuring year-round comfort. Solar Panels: Reducing your carbon footprint and utility bills. Rainwater Tank: An eco-friendly addition for garden maintenance. Garage Under Main Roof (UMR): Providing secure parking and extra storage space. Securely Fenced with Electric Front Gate: Offering peace of mind and security. Location Highlights: Public Transport: Conveniently located around the corner on Prospect Road, making your commute a breeze. Shopping Facilities: Modern shopping amenities are nearby at the Churchill Centre, featuring quality outlets including Kmart, Coles, Aldi, and Costco. Recreational Reserves: Several local reserves offer ideal spaces for your daily exercise and recreation. Education Options: Primary Schools: Unzoned local options include Prospect North Primary, Enfield Primary, and Blair Athol School B-7. Secondary School: The zoned secondary school is Roma Mitchell Secondary College. Private Schools: Quality private education options nearby include Our Lady of The Sacred Heart College, St Brigid's School, St Pauls Lutheran, and TAFE SA Regency Park. Don't miss out on this fantastic opportunity to secure a modern, comfortable, and conveniently located home in Kilburn. Contact us today to arrange a viewing and experience the charm of this wonderful property firsthand. Exclusions: NAFurnished: NoBond: If rent is \$800 or less, the bond will be equivalent to 4 weeks' rent. Where rent is above \$801pw, the bond will be 6 weeks' rent. Water charges: Quarterly supply & usage Embedded Networks: NoLandlords' intention to sell in next 3 months: No\*Strictly NO still or video footage permitted at any of DB Philpott Real Estates viewings\*Pets may be considered on application; however, pets may not be permissible where Body Corporate rules and regulations apply. Please note that DB Philpott Real Estate has exclusive agency over this property, and it will not be advertised by any third parties. If you see the property listed elsewhere, it is not our listing and is most likely a scam. Any such instances should be reported to the agency and flagged on the relevant website. Do you want to view the property or find out more information? Please register your interest below for updates on inspection times. You must be registered for the inspection to attend. If no inspection times are currently available, please submit your details and you will be informed instantly when a new time is available. We encourage all attendees to follow Government COVID-19 advice and avoid attending inspections in person if you are displaying any flu-like symptoms or have tested positive to COVID-19. All information has been obtained and understood to be accurate, however we accept no liability for any errors or omissions. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property. DB Philpott Real Estate Sales and Rentals – Where you're part of the family! RLA 46442