

**71A Churchill Rd, Prospect, SA, 5082**



**House For Sale**

Wednesday, 14 August 2024

71A Churchill Rd, Prospect, SA, 5082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Beverley Philpott  
0883435600

## Elevate Your Lifestyle

Experience contemporary style and effortless living in this remarkable double-storey home, built in 2010 and perfectly located just minutes from the iconic parklands and the urban lifestyles of both Prospect & Churchill roads. This stylish residence offers a bright and airy atmosphere ideal for both comfortable living and vibrant entertaining.

The ground floor features an open plan living and dining area that seamlessly connects to a contemporary kitchen equipped with sleek stainless-steel appliances. This level also includes an impressive master bedroom complete with a walk-in robe and a beautifully appointed ensuite, providing a private retreat.

Upstairs, you'll discover a versatile living area or study, providing additional space for relaxation or work. Two spacious bedrooms, each with walk-in robes, are also located on this floor, alongside a full-size family bathroom designed for both function and style.

The outdoor space is equally impressive, with a fully paved and landscaped rear entertaining area perfect for hosting summer BBQs and enjoying leisurely evenings. An enclosed single garage with an automatic roller door ensures convenience and security.

### IN BRIEF:

- 2010 built on a Community Title
- Freshly painted and new carpets
- Master bedroom to ground floor with walk-in robe and ensuite
- Bedrooms two and three with walk-in robes
- Generous open-plan living area with additional live upstairs
- Fully paved outdoor entertaining area
- Ducted reverse cycle heating and cooling
- Single garage with automatic roller door
- Positioned back from the main road
- Public transport and cafes at your doorstep

The location is undeniable with the resurgence of Churchill Road, you are just a short walk from the extraordinary 'Little Café on Churchill' where you're made to feel at home or vibrant Prospect Road's eateries and shops for something more. It's great proximity to North Adelaide and the iconic Adelaide Oval, and the tranquillity of a prestigious neighbourhood makes this home a complete package!

Nearby schools include Prospect Primary School, Brompton Primary School, Immaculate Heart of Mary, Blackfriars Priory, Prescott, & St Dominic's Priory College.

### SPECIFICATIONS:

CT // 6073/104

Zoning // Urban Corridor

Land // 240sqm approx.

Built // 2010

Council // City of Prospect

Council Rates // \$1,541.18 per annum

SA Water // \$170.35 per quarter + usage

Body Corporation // Insurance for common area

Estimate Rent // Written assessment provided upon request

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market 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's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442