

**5/26C Downer Street, Kilkenny, SA 5009**



**Unit For Sale**

Wednesday, 10 July 2024

5/26C Downer Street, Kilkenny, SA 5009

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Unit**



Ganeev Bains  
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Peter Balales  
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## Best Offers By Tuesday 30th July 5:00PM

Welcome to your dream home, a perfect blend of modern living and timeless charm. Nestled in a serene neighborhood, making it a perfect investment opportunity for an astute investor with a great rental potential this property boasts a clean off-white exterior with brick cladding and striking textures that exude curb appeal. As you approach, the inviting front porch sets the tone for the warmth and comfort that await inside. Step through the front door into an open-plan living, kitchen, and meals area, where the flow of space is beautifully complemented by wooden flooring. The living area, equipped with air conditioning, ensures year-round comfort, making it an ideal space for both relaxation and entertaining. The kitchen is a chef's delight, designed for both functionality and style, allowing you to prepare meals while staying connected with guests and family. The home features two well-appointed bedrooms, each with a ceiling fan, offering a tranquil retreat at the end of the day. The main bedroom includes a built-in robe, providing ample storage space and enhancing the room's aesthetic appeal. The tiled bathroom is both sleek and practical, equipped with a shower that promises a refreshing start to your day. Step outside to discover a charming paved courtyard, perfect for gardening or simply unwinding with a book. This outdoor space extends your living area, creating an ideal setting for weekend barbecues or quiet evenings under the stars.

**Noteworthy Details:**

- Open-plan living, kitchen, and meals area with air conditioning
- Main bedroom with built-in robe
- Clean off-white exterior with brick cladding and striking textures
- Wooden flooring throughout the interior
- Two bedrooms with ceiling fans
- Tiled bathroom with shower
- Charming paved courtyard
- Close proximity to shopping and grocery options
- Nearby quality education institutions
- Abundant parks and recreational facilities
- Convenient public transport access
- Dining and entertainment options within walking and short driving distance

Beyond the home's immediate comforts, its location is second to none. A short drive takes you to the Arndale Shopping Centre, while the Kilkenny Village Shopping Centre is just a short walk away, ensuring all your shopping and grocery needs are within easy reach. For families, the proximity to quality education options such as Challa Gardens Primary School, Woodville High School, and Whitefriars School is a significant advantage. Recreational opportunities abound with MJ McInerney Reserve a short walk away and the St Clair Recreation Centre a short drive from home. Public transport is highly accessible, with Kilkenny Train Station and nearby bus services just a short walk away, making commuting a breeze. Dining and entertainment options are plentiful, with local cafes and restaurants within walking distance and cinema and entertainment venues a short drive away. This home offers not just a place to live, but a lifestyle of convenience and comfort, making it the perfect choice for your next chapter.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CHARLES STURT Zone | GN - General Neighbourhood Land | TBCsqm (Approx.) House | 69sqm (Approx.) Built | 1969 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa