

**45 Hawkesbury Ave, Kilburn, SA 5084****Sold - \$330,000**House 3  1  2 

## A PERFECT STARTER OR INVESTMENT!

At this competitive price why pay rent! A great 3-bedroom Torrens Title maisonette in tip top condition, ready and waiting for you to move in. Relax and enjoy at this most convenient location with all local services literally at your fingertips.

### Open for Inspection

By Appointment.

Set amongst established and brand-new homes in this rapidly regenerating neighbourhood, your investment is assured. Adjacent to Prospect and within walking distance to the shopping at Churchill North & Costco, this 1950's maisonette is super close to public transport and is an easy commute into Adelaide's CBD.

This three-bedroom home is the perfect way to start your investment portfolio or would make a fantastic first home. Situated on a generous level allotment of 392 sqm (Approx), this property offers 3 bedrooms which are all generously proportioned, lounge, open plan kitchen/dine, carporting and a large secure front yard plus north facing rear garden space.

You will find plenty of schools nearby, Prospect Primary School, Rosary Primary School and Kilburn Primary School, OLSH Catholic School and Gepps Cross Special Senior School or TAFE of SA, Regency Campus

### Briefly:

- Formal lounge with split system air-conditioner
- Eat in kitchen with gas cooker
- Bathroom with full size bath
- 3 bedrooms
- Spacious rear lobby inc WC incorporated in laundry
- Sunny north aspect rear
- Double vehicle accommodation
- Gas hot water service
- Good fencing
- Short stroll to City train A minute or two by car to Bunnings, Aldi, Coles, Costco and much more.

### Listed By

David Philpott

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Mobile: 0414 422 889

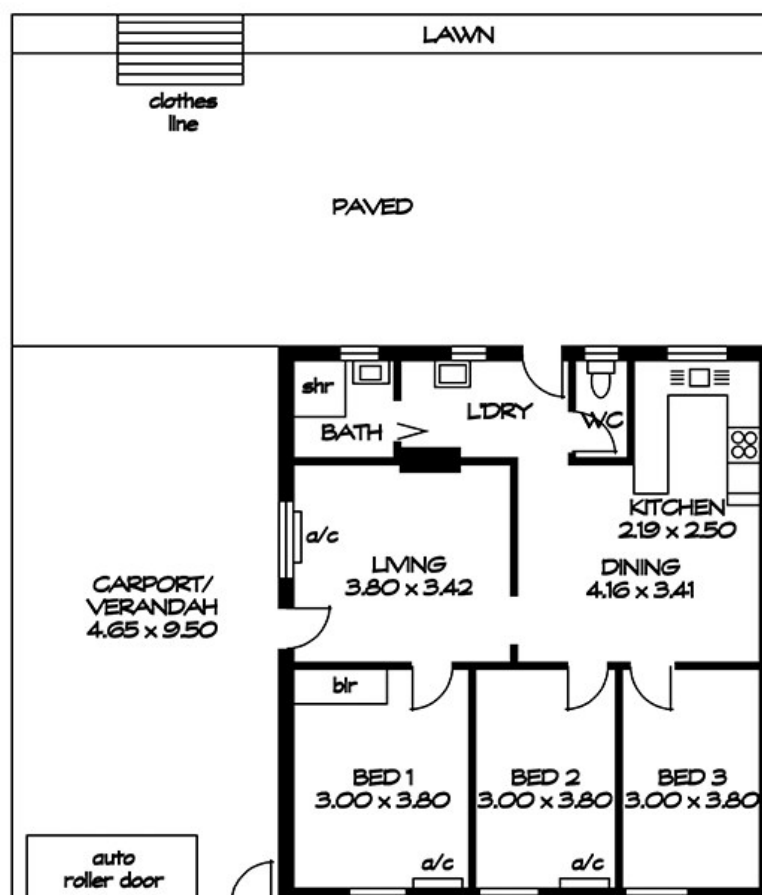
Rakhitha Bandara

Phone: (08) 8343 5600

Mobile: 0404 879 696



## Floorplan



AREAS (approx)	m <sup>2</sup>
LIVING:	79
CARPORT:	44
TOTAL	123