



8/14 Talinga Ave, Kilburn, SA 5084

Sold - 11/05/2024

House 3  2 



Reserve-Fronted, Low-Maintenance Home Minutes From CBD

Conveniently located this home provides a harmonious blend of privacy and accessibility while offering the serenity of a retreat while remaining near essential facilities. This home would be perfect for first time homebuyers or professional couples, young families, as well as savvy investors.

Open for Inspection
By Appointment.

This home was designed with the modern family in mind. Complimented by 2 separate living areas, 3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs while downstairs features a powder room for added convenience whilst entertaining guests.

The open plan kitchen overlooks the family meals and living area complimented by ample natural light, evenings with the family or entertaining guests will be a space filled with joy and laughter with the added convenience of sliding doors to the outdoor entertaining area.

The internal living wasn't enough? Step out the front door and be welcomed by Mapleton reserve, where you can enjoy daily views of nature, fresh air and an abundance of light. The council maintained trees provide ample shade and privacy into the home while the reserve offers hours of fun for the family whether that's playing basketball, jumping on the playground or enjoy the peace on the grassed areas.

Close proximity to Prospect Road affords easy access (walking distance/ short drive) to shops, trendy cafes, cinema, and delicious culinary delights. Not to mention ample public transport options most prominently with the G10 route taking you straight to the city.

Being the largest townhouse quietly nestled at the end of the row, this is some of what we love:

- Modern open plan kitchen overlooking family/ meals area
- Two separate living areas
- Master bedroom overlooking the reserve with ensuite & built-in robes
- Bed 2 & 3 feature ceiling fans
- Family bathroom upstairs
- Stainless steel appliances such as stove, oven, dishwasher
- Existing high-speed NBN (FTTP) connection box
- Split system A/C both upstairs and downstairs

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