



Kilburn, 10/421 Churchill Road

No Waiting Time, Ready To Move Straight In!~

Poised just minutes from the bustling Adelaide CBD is this exceptional two-bedroom apartment that beautifully blends deluxe design with a prime location.

Upon entering, one is greeted by a grand open layout with high 2.7m ceilings, that seamlessly integrates the living, kitchen, and dining spaces. The property boasts two generously sized bedrooms, each featuring built-in robes, which are superbly complemented by an opulent main bathroom.

A lifestyle of ease is further exemplified by the vast balcony space, a sanctuary for entertainers and a testament to the apartment's design that encourages social gatherings under the sun and stars.

Highlights Include:

- Designer open-plan living, dining, and kitchen area



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

2 1 1

For Sale

\$445,000 - \$460,000

View

ljhooker.com.au/4XTMFE8

Contact

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- Modern kitchen with stainless steel appliances, dishwasher, gas cooktop and stone top benches
- Two ultra-spacious bedrooms with built-in robes
- Well-appointed main bathroom with floor-to-ceiling tiling + laundry facilities
- Secure undercover parking space for one vehicle
- Expansive balcony suited to entertainment needs
- High-quality fixtures and fittings throughout
- 3x Reverse cycle split system air conditioning
- Residents' common terrace area for communal engagement
- Secure building with exclusive access controls
- Excellent potential for a lucrative rental return
- Envious proximity to Churchill Road Shopping Centre
- Ideal positioning close to shops, parks, schools, and public transport

The apartment's strategic location enjoys superb connectivity via public transport, facilitating quick commutes to and from the city. Just footsteps away lies the popular Churchill Road Shopping Centre, where day-to-day needs are easily met.

The allure of Kilburn is further heightened by the short distance to Prospect Road, known for its array of cosmopolitan cafes, boutiques, restaurants, and a vibrant lifestyle strip highly desired by tenants and homebuyers alike.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4XTMFE8
Property Type	Apartment

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Approx Gross
 Internal = 70.11m²
 Balcony = 11.34m²

*All measurements are approximate