

Kilburn, 1 Bundarra Ave

Charming Home with Self-Contained Granny Flat In Prime Location!

Perfectly positioned in a convenient and vibrant location, 1 Bundarra Avenue is just a short stroll to Churchill Shopping Centre, Costco, local restaurants and public transport, with easy access to Adelaide Oval, major arterial roads, and quality schools. This versatile property is ideal for families, investors, or first-home buyers looking to secure a home in a thriving neighbourhood.

From the moment you arrive, the homes charming facade and inviting front porch set the tone for the interior. The front living room provides a welcoming space to relax and flows seamlessly to the main bedroom and a second well-sized bedroom, both serviced by a neat and tidy bathroom. The heart of the home is the central kitchen, which features a premium induction cooktop and ample storage, making it both stylish and practical. At the rear of the home, a versatile area offers the perfect space for a home office, with a laundry conveniently to the side. This section also includes a separate water closet and an

4 2 1

For Sale
Please Call

View
ljhooker.com.au/3MSHRU

Contact
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additional storage room.

Stepping outside, you are greeted by a covered verandah and a lawn areas an ideal setting for entertaining family and friends or simply enjoying a quiet evening with a glass of wine. This outdoor space enhances the homes appeal, offering a private retreat for both relaxation and social gatherings.

A major highlight of the property is the fully self-contained granny flat located at the rear. This separate dwelling offers incredible versatility, whether for multi-generational living, rental income, or guest accommodation. It features a spacious family room, a functional kitchenette, a full bathroom, and two generous bedrooms. With the added comfort of a reverse-cycle split system air-conditioner, this space ensures year-round comfort and independence for its occupants.

Additional features of the property include ducted reverse-cycle air-conditioning throughout the main residence, roller shutters on the main residence windows for added privacy and security, a single carport with secure dual gates providing access to the rear, handy garden shed and ample off-street parking.

With its prime location, flexible living spaces, and modern comforts, 1 Bundarra Avenue presents an exceptional opportunity. Whether you are looking to settle into a welcoming community, expand your investment portfolio, or accommodate extended family, this property delivers on every front.

Certificate of Title and Form Ones available upon request

Home Built: 1950

Torrens Titled

Allotment Size: 415m2

Title: Volume 5935 Folio 616

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$1,102.60 Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134

More About this Property

Property ID	3MSHRU
Property Type	House
Land Area	415 m2

Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

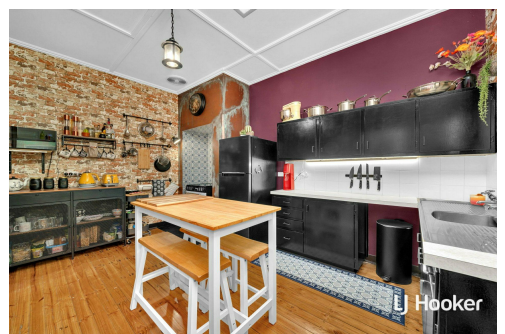
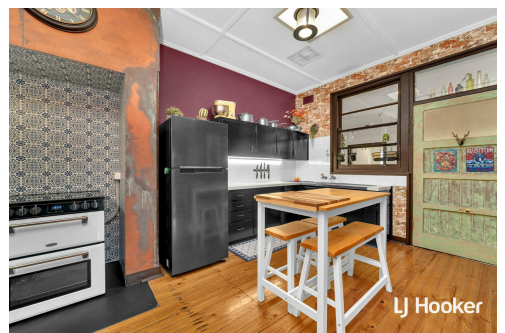
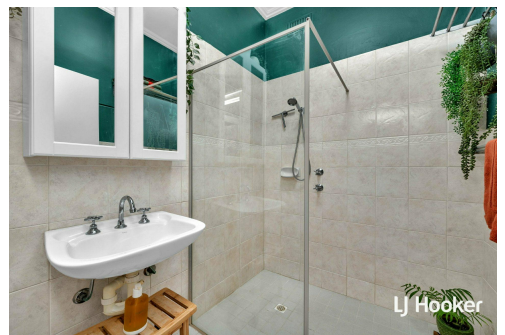
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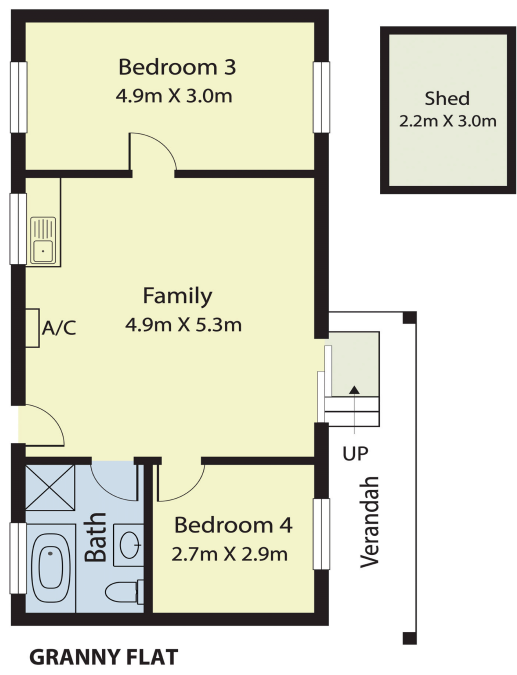


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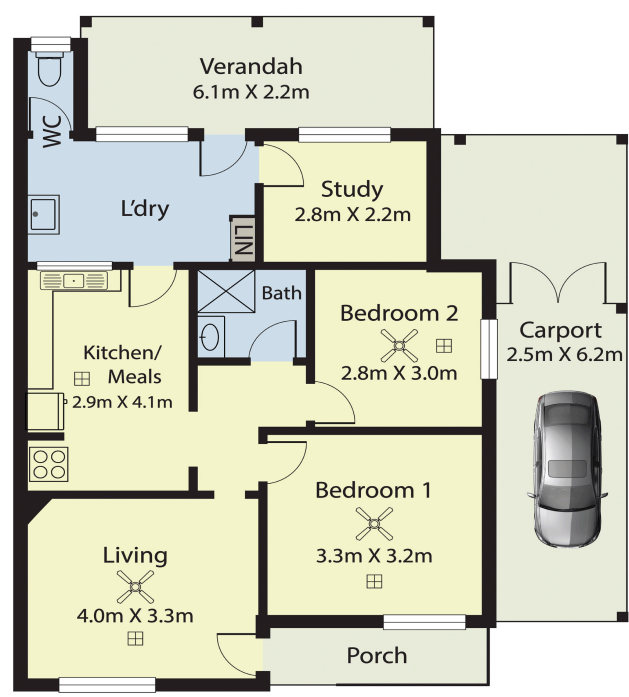


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1 Bundarra Avenue,
KILBURN



RWT



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.