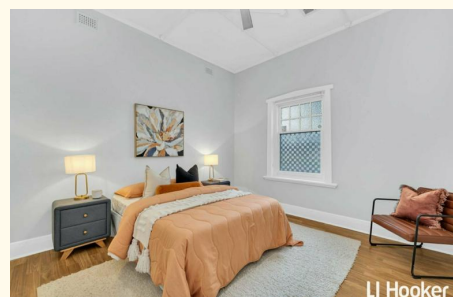


LJ Hooker






LJ Hooker



LJ Hooker

1 Horley Tce, Kilburn

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Beautiful Character Villa on a Generous Allotment

Welcome to 1 Horley Terrace, Kilburn - a refreshing and rare offering for this ever-popular suburb. Built in 1915, this charming slate-fronted villa showcases an array of beautiful original features, blending timeless character with the modern comforts buyers have come to expect. A home of history, warmth and undeniable charm, this is one surely worth your inspection.

Perfectly positioned just moments from Churchill Shopping Centre, public transport routes, main arterial roads, renowned schools and only 7.5km approximately to the Adelaide CBD, the home is set to appeal to a wide range of buyers seeking lifestyle, convenience and classic character.

Set upon a well-proportioned allotment, the home's attractive frontage alone is enough to make you smile. Stunning slate work creates a beautiful first impression, while the private fence and lush greenery provide a lovely sense of seclusion. Stepping inside, you are welcomed by a central hallway enhanced by soaring 12-foot ceilings and original yet refurbished ornate detailing, immediately showcasing the character and elegance of a bygone era.

FOR SALE

Please Call

AGENTS

Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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.

 **LJ Hooker**

The home offers three well-sized bedrooms, including a master complete with built-in robes, all centred around a spacious living room featuring a stunning fireplace. Natural light pours throughout the home, adding warmth and vibrancy to each space. The charming bathroom is fitted with a claw-foot bath and updated fixtures, offering the perfect blend of period style and practicality.

Toward the rear of the home, you are greeted by the dining and kitchen zone. The kitchen is both functional and inviting, featuring a gas cooktop, electric fan oven, compact dishwasher, and ample cupboard and bench space to cater for everyday living.

Outside, the rear entertaining area is finished with beautiful slate flooring and provides the perfect place to relax or host family and friends. Beyond this, the backyard is a lush and peaceful haven with exciting scope for the future - whether you dream of extending the home, adding a pool, building a garage, or simply enjoying the space as it is.

Further notable features include ducted evaporative air conditioning, ducted gas heating, an external laundry room, two handy sheds, an outdoor second water closet, and a wide driveway with easy rear access providing ample off-street parking for multiple vehicles.

A beautiful character home with endless potential in a thriving city-fringe location, this is an exciting opportunity to secure a piece of Kilburns history and make it your own.

Certificate of Title and Form Ones available upon request

Home Built: 1915

Torrens Titled

Allotment Size: 570m²

Title: Volume 5123 Folio 729

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

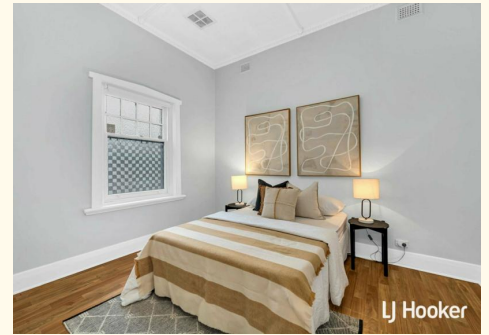
Property ID	3PSHRU
Property Type	House
Land Area	570 m ²
Including	Toilets (2)

Harvey Bloomfield 0410 658 617

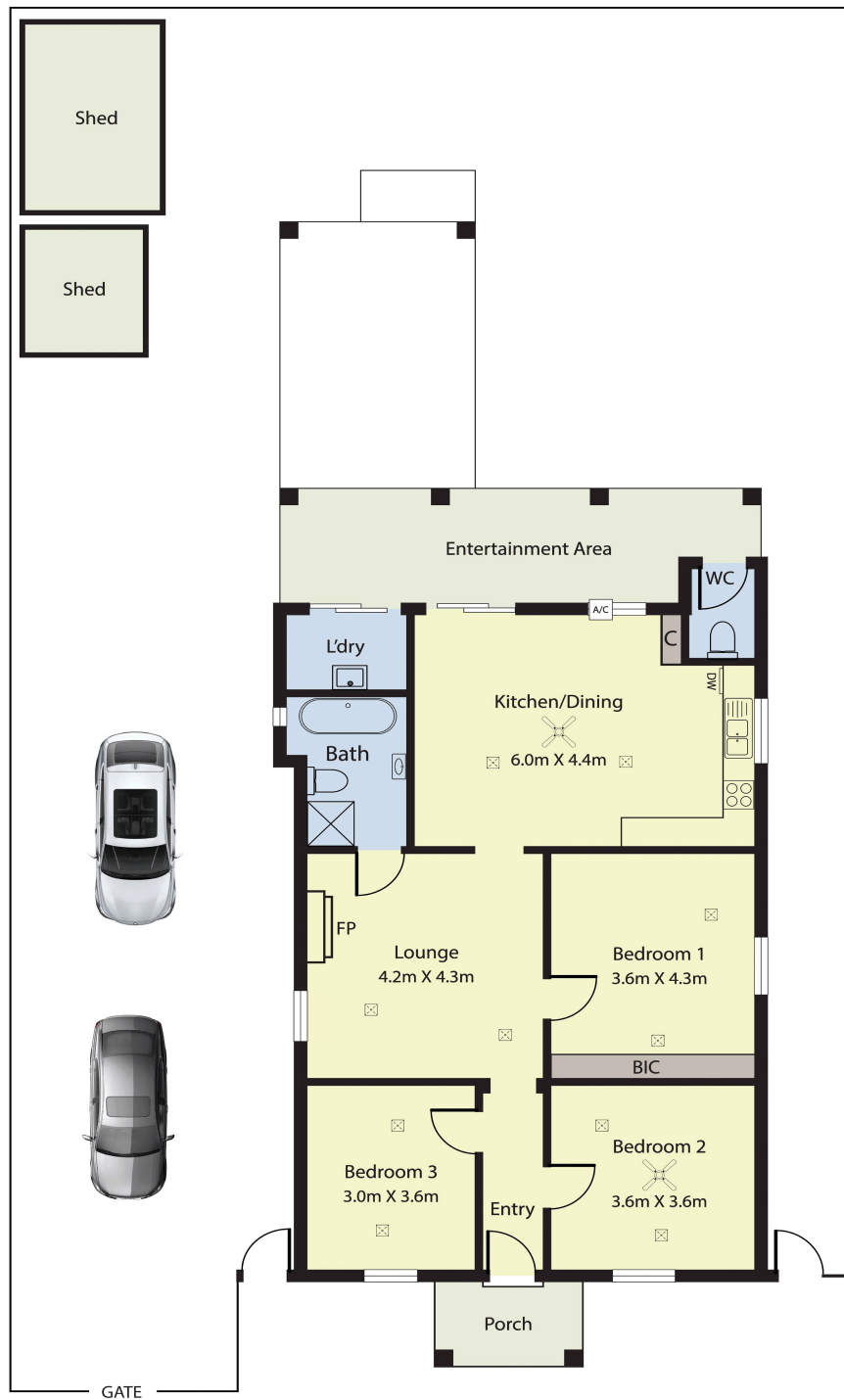
Principal And Sales Representative |
harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect (08) 8269 4645

409 Regency Road, PROSPECT SA 5082
prospect.ljhooker.com.au | prospect@ljhooker.com.au



1 Horley Terrace,
KILBURN



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

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