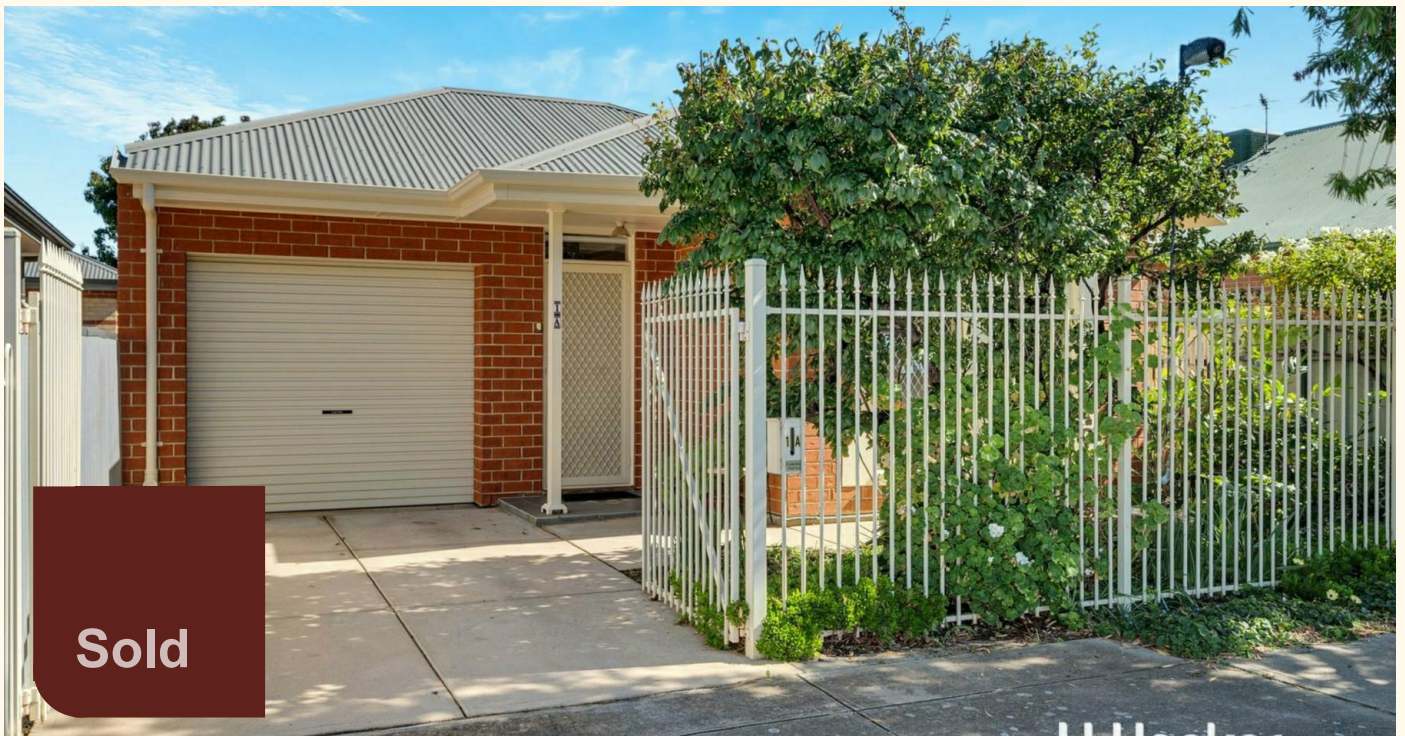


1A Horley Tce, Kilburn

Private, Spacious & Beautifully Connected to Nature

Welcome to 1A Horley Terrace, Kilburn — a gorgeous residence offering everything a discerning home buyer could hope for in a quality single-level home. Beautifully maintained and thoughtfully designed, this impressive property is sure to appeal to a broad range of buyers including first home buyers looking to enter the still thriving South Australian property market, a savvy investor seeking a quality low-maintenance asset, downsizers wanting to retain space and comfort, or a growing family searching for convenience, lifestyle and access to excellent schooling and childcare options.

Positioned within a welcoming community with long-standing neighbours and a wonderful local feel, this is a home where you will instantly feel comfortable and connected.

Perfectly located within easy walking distance to Churchill Shopping Centre, featuring Aldi and Costco, public transport routes, local parks and reserves, and just moments from the vibrant Prospect Road precinct with its array of popular eateries, cafes and cinema, this 2005 Rosedale Homes built residence is also only approximately 7.5 kilometres from Adelaide's CBD.

3 1 2

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.



Upon arrival, you are greeted by lush established greenery creating a private natural screen from the road, with the home set securely behind dual security gates. Stepping inside, you will immediately appreciate the crisp neutral interiors, high gloss flooring and warm natural light that flows beautifully throughout the residence. Soft carpets to the bedrooms add comfort, while the clever layout provides both practicality and flexibility.

The master bedroom is generously sized and offers a walk-in robe together with direct access to the spacious two-way bathroom, complete with separate water closet. Bedrooms two and three are both well proportioned, ideal for children, guests, a home office or additional living flexibility.

As you move through the home, floor-to-ceiling picture windows frame the stunning paved central courtyard, filled with greenery and natural beauty. This striking feature creates a seamless connection between inside and out, allowing light to pour through the home while providing a tranquil focal point rarely found in properties of this style. The central verandah has been cleverly designed on an angle to welcome the winter sun while shielding the home from the harsher summer heat, adding year-round comfort and efficiency.

The spacious family, dining and kitchen zone forms the heart of the home and offers an expansive open-plan area that can be configured in a variety of ways depending on your lifestyle needs. Whether entertaining guests, relaxing with family or working from home, the space adapts with ease. The kitchen is well appointed with ample bench space, generous cupboard storage, pantry, gas cooktop, pull-out drawers and breakfast bar for casual dining.

To the rear of the home, a superb decked entertaining area with pergola and pull-down blinds creates an all-weather outdoor living zone that the current owners have greatly enjoyed. Functioning as a true extension of the indoor living area, it is the perfect place for weekend gatherings, quiet morning coffees or evening meals with friends and family.

Beautiful established gardens wrap around the home, providing greenery, privacy and a calming atmosphere, while still remaining wonderfully low maintenance. Side access on one side leads to the central courtyard, while the other provides access to the garage and sliding door entry into the dining area.

Further enhancing the home is reverse cycle split system air conditioning to the family room, ceiling fans throughout, a solar panel system, single garage with internal access, front and rear CrimSafe security doors, rainwater tank for gardening, front and rear sprinkler systems, hallway linen storage, separate storage room adjacent the bathroom, and a laundry with direct external access.

A home that combines privacy, space, natural light and everyday convenience in one attractive package, 1A Horley Terrace is a property worthy of your inspection.

Certificate of Title and Form Ones available upon request

Home Built: 2005

Torrens Titled

Allotment Size: 305m2

Title: Volume 5900 Folio 578

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$ Per year

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

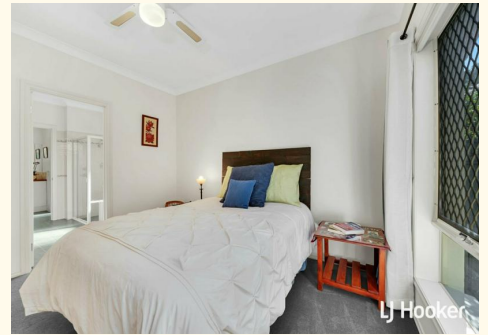
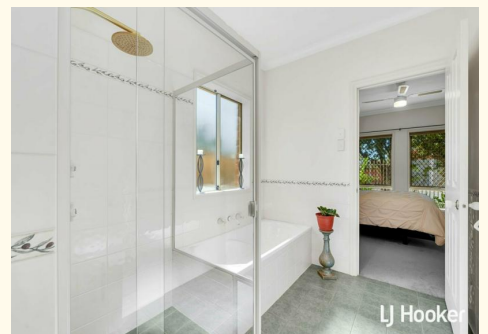
Property ID	3PWHRU
Property Type	House
Land Area	305 m2

Harvey Bloomfield 0410 658 617

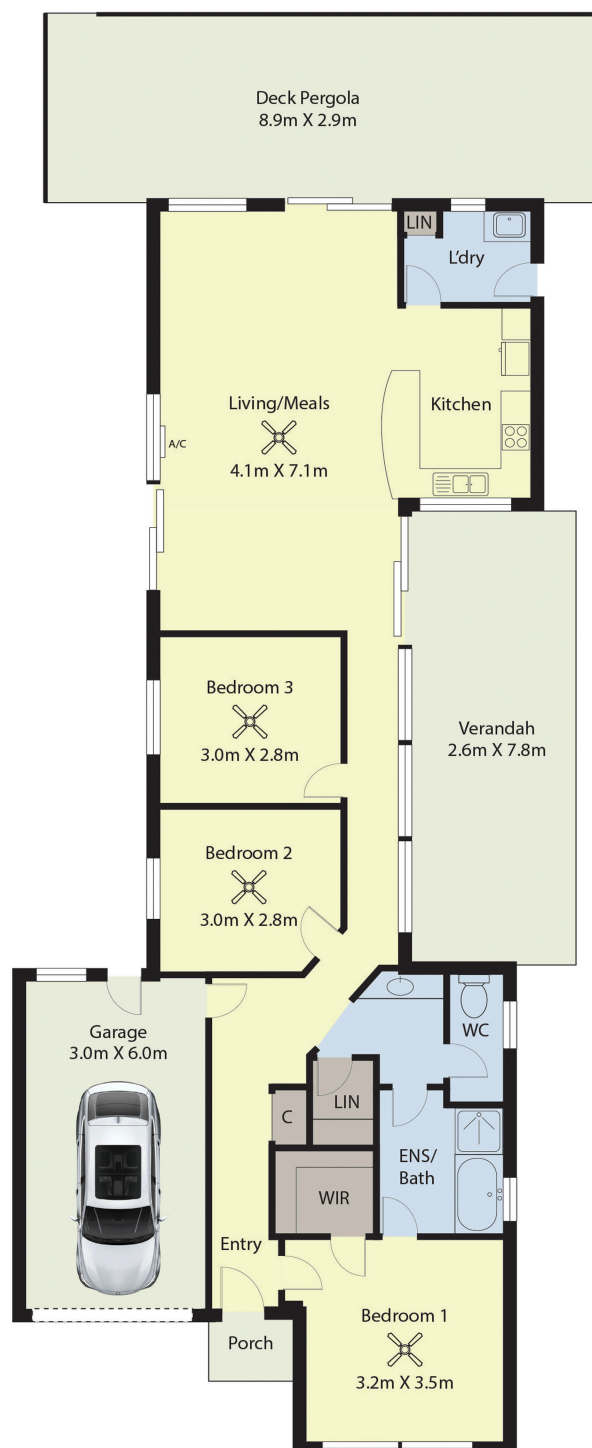
Principal And Sales Representative |
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1A Horley Terrace,
KILBURN



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