



41 Hawkesbury Ave, Kilburn

Spacious, Modern Family Luxury

Welcome to 41 Hawkesbury Avenue, Kilburn — a striking near-new residence where impressive proportions, beautiful contemporary finishes and effortless family living come together to create a home you will love coming back to.

Perfectly positioned on a corner allotment, this north-facing home commands attention from the street with its bold modern facade, secure front courtyard and inviting patio. Step inside and the feeling of space is immediate, with soaring 3-metre ceilings and an abundance of natural light creating a bright, open and welcoming atmosphere.

Positioned at the front of the home is a generous ground-floor bedroom complete with built-in robe and private ensuite. Ideal for guests, extended family or multigenerational living, it offers the rare convenience of comfortable bedroom accommodation without needing to venture upstairs. Thanks to the home's desirable northern orientation, both master-style bedrooms enjoy beautiful winter morning sunlight, adding warmth and natural light to these private spaces.

At the heart of the home is the expansive open-plan kitchen, dining and family area — a wonderful space designed for everyday

4 3 2

FOR SALE
Please Call

AGENTS

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living, entertaining and bringing people together. Whether it is quiet family dinners, weekend gatherings or a house full of friends, the generous proportions allow everyone to enjoy the space in comfort.

The designer kitchen combines style and practicality, featuring stone benchtops, a large central island with breakfast bar, plenty of bench and cupboard space, dishwasher, dual sinks, plumbing for a double-door refrigerator, 900mm oven and five-burner gas cooktop. Matching stone finishes throughout the bathrooms add to the home's cohesive and high-quality feel.

Large dual sliding doors open the living area to the private rear courtyard, allowing indoor and outdoor living to flow naturally together. Low-maintenance and easy to enjoy, it is a welcoming space for alfresco meals, relaxed evenings or entertaining family and friends.

Also positioned on the lower level is a convenient powder room, generous laundry with built-in storage and internal access to the double garage with automatic panel-lift door.

Year-round comfort is assured with ducted reverse-cycle air conditioning throughout, complete with zone control to efficiently tailor the temperature to different areas of the home.

Upstairs, the sense of space and light continues.

The impressive master suite provides a peaceful retreat at the end of the day, complete with walk-in robe, stylish ensuite and its own private balcony. Two further generous bedrooms each feature built-in robes and are serviced by the beautifully appointed main bathroom with dual shower heads.

A second living area provides valuable separation and flexibility for growing families. It is perfectly suited as a teenager's retreat, home office, study area, children's lounge or simply a quiet place to unwind away from the main living zone.

With four generous bedrooms, multiple living spaces, impressive ceiling heights and a beautifully considered floorplan, this is a home that adapts effortlessly to the different stages of family life while retaining a strong sense of contemporary style.

The location adds even more to the lifestyle on offer. Churchill Centre and Costco are within walking distance, placing major shopping, groceries and everyday conveniences close at hand. Kilburn Train Station is also within walking distance, providing an exceptionally easy commute with the city just two stops away and approximately five minutes by train.

Families will appreciate the range of nearby schools and educational options, while Jack Watkins Reserve is also within walking distance for outdoor recreation, open green space and relaxed weekends. Prospect Road's vibrant cafes, restaurants and shopping are within easy reach, along with convenient access to the North-South Motorway, Prospect, North Adelaide and the Adelaide CBD.

Spacious enough for the whole family, sophisticated enough to impress and wonderfully easy to live in, 41 Hawkesbury Avenue is a home that delivers not only exceptional contemporary living, but a lifestyle to truly enjoy.

Certificate of Title and Form Ones available upon request
Torrens Titled
Allotment Size: 233m²
Home Size: 245m²
Title: Volume 6312 Folio 48

Zoning: URN - Urban Renewal Neighbourhood
Council: Port Adelaide Enfield

Disclaimer:

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MORE DETAILS

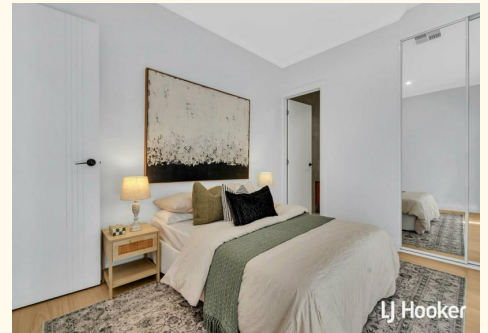
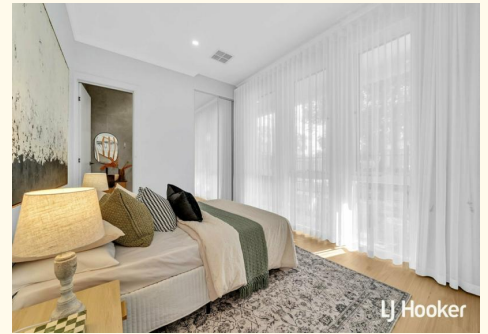
Property ID	3QRHRU
Property Type	House
Including	Toilets (4)

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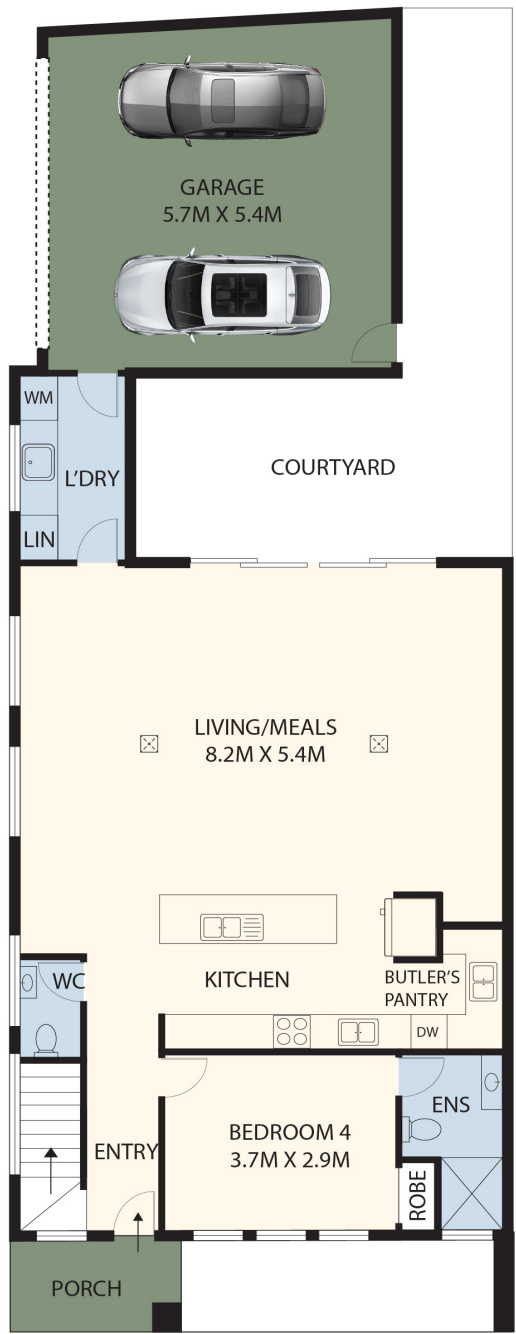
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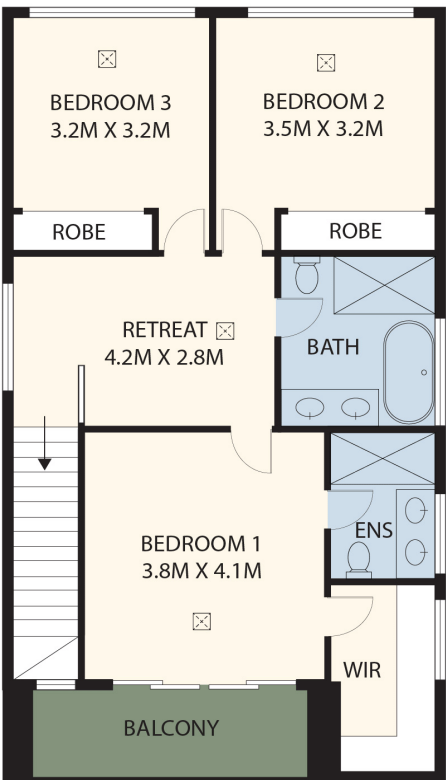
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41 Hawkesbury Avenue,
KILBURN



GROUND FLOOR



FIRST FLOOR

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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