

## Kilburn, 5 Way Street

Invest, Develop or Your New Home!

Auction Location: Onsite

AUCTION: Onsite, Saturday the 2nd of November 2024 at 9:00am

This solid brick home, located in the popular suburb of Kilburn is less than 20 minutes from Adelaide's CBD. Set on a generous allotment of approx. 780 square metres, with a frontage that's over 15 metres and no easements, that offers new opportunities for the lucky purchaser.

As an investor consider the rental return, but as developer there's opportunities of subdivision and future development (STCC). But if you are looking for your first or family home, then this is a great starter, with potential to improve, update and maybe even extend.

3 1 5

### For Sale

Auction (\$760,000)

### View

[ljhooker.com.au/2AX8GJU](https://ljhooker.com.au/2AX8GJU)

### Contact

**Steve Lund**

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**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.

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(08) 8289 6660**



With off street parking, secure carport and its large garaging/workshop, it offers space for all your cars and family toys! Add to this the rear verandah that's perfect for entertaining, as well as a fully fenced back garden providing a safe space for the children and pets to play, or even to add a pool.... This is sure to appeal to the whole family!

You will love:

- \* Family home with exceptional potential
- \* Perfect rental investment-Appraisal available upon request
- \* Development potential (STCC) with no easements
- \* Kitchen with lots storage and dishwasher
- \* Flexible floor plan with up to 3 bedrooms, 2 with built-in-robos
- \* Split system heating and cooling to main living area
- \* Carport, auto roller door and garaging for your toys and up to 5 vehicles
- \* Just a short stroll to popular shops, parks and public transport

Come and inspect. You won't be disappointed!!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

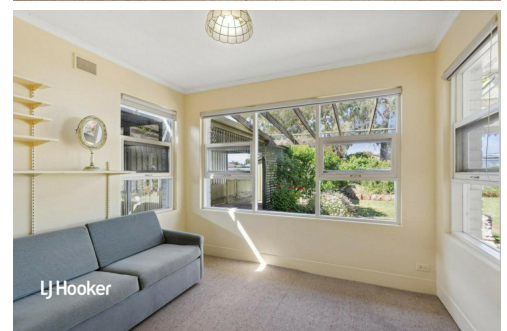
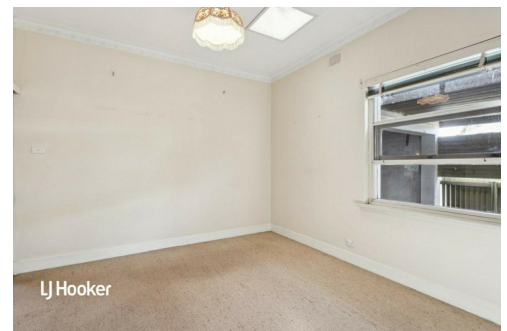
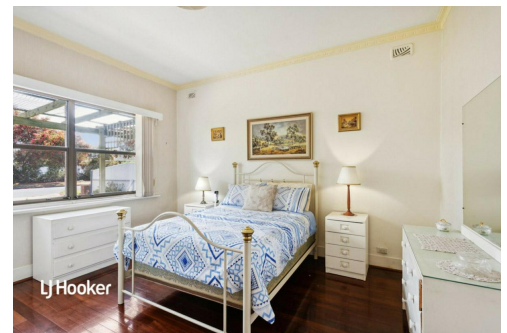
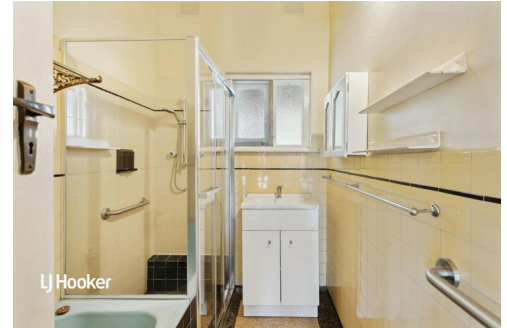
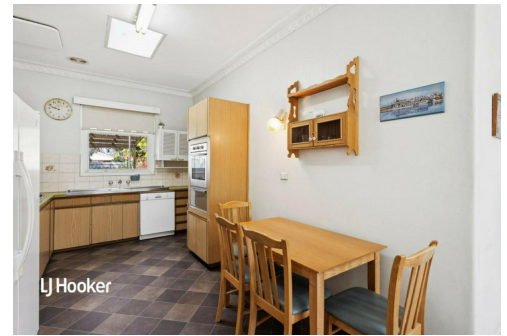
<b>Property ID</b>	2AX8GJU
<b>Property Type</b>	House
<b>House Size</b>	131 m <sup>2</sup>
<b>Land Area</b>	780 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

**Steve Lund 0474 991 234**

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WAY STREET

SITE PLAN  
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fetehouse Group