

6 Talinga Ave, Kilburn

Design, Space & Location

Located on the cusp of Prospect, this exceptional residence showcases the renowned quality and craftsmanship of an Ian Woods built home. With commanding street presence, soaring ceilings, rich Jarrah timber flooring and beautifully established front and rear hedging and gardens, this home offers timeless appeal for a wide range of buyers seeking to secure a quality property in South Australia's thriving real estate market.

Perfectly positioned just 8 kilometers from Adelaide's CBD, the home is within walking distance to highly regarded schools, picturesque parks and reserves, public transport options and the vibrant Prospect Road cafe dining and cinema precinct. A home well worthy of your consideration.

Designed with space, light and functionality in mind, the layout provides generous accommodation for families and entertainers alike. A charming, secure front courtyard creates a welcoming first impression before leading you inside, where the craftsmanship is immediately evident. The master bedroom is privately positioned and features a deluxe ensuite and walk-in robe.

Further along the hallway, a second living area offers tranquil views across the central courtyard, framed by lush greenery and creating a

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



beautiful sense of calm. Bedrooms two and three are located within their own private wing, both featuring built-in robes and serviced by the main bathroom with a separate water closet.

The heart of the home delivers a flexible open-plan design, incorporating a spacious living zone and adjoining dining area. The designer kitchen is truly a standout - timeless, elegant and so impressive it has featured in an advertisement. Appointed with solid cabinetry, stone bench-tops, light-backed display cupboards, an integrated fridge/freezer (included in the sale), integrated dishwasher and quality European appliances, it also offers a breakfast bar ideal for everyday living and entertaining.

At the rear, a pitched-roof pergola creates a superb all-year-round entertaining space, complete with pull-down cafe blinds - perfect for hosting family and friends or enjoying relaxed weekend brunches. A compact lawn area suits pets, while the surrounding greenery beautifully envelops the home, enhancing privacy and ambience.

Further notable features include a double automatic garage with panel lift doors, ducted evaporative cooling, ducted gas heating, an 8kW solar panel system to support energy efficiency, custom window furnishings, security screens and doors and a well-appointed laundry.

A residence of warmth, quality and refined living - this is a home that truly stands apart.

Certificate of Title and Form Ones available upon request

Home Built: 2008

Torrens Titled

Allotment Size: 375m²

Title: Volume 5935 Folio 386

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$1,643.00 Per year

Disclaimer:

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MORE DETAILS

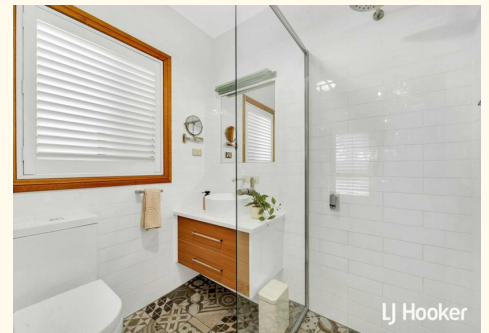
Property ID 3P7HRU
Property Type House

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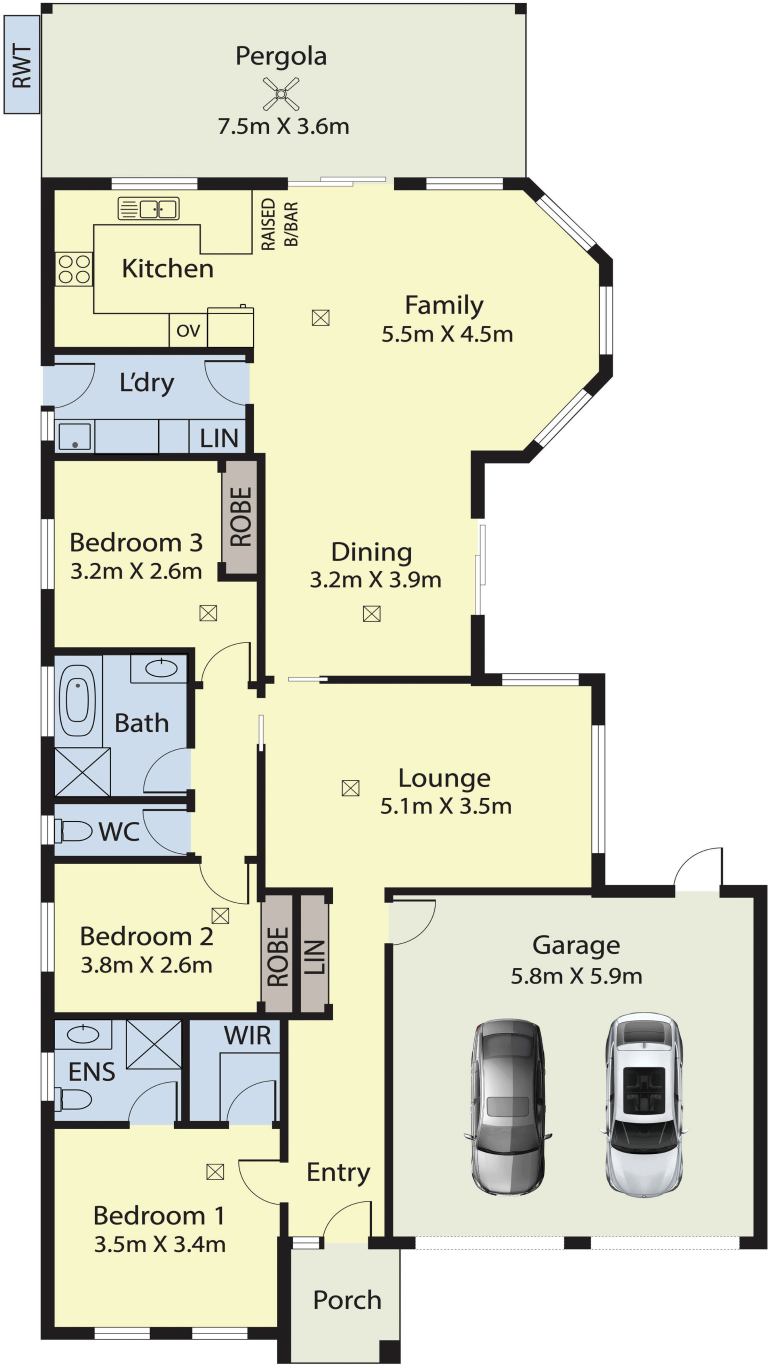
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