




8 Gladstone Avenue, Kilburn

Modern Class with Seamless Family Living

Set in the sought after suburb of Kilburn, this 2025-built two-story residence delivers space, finish and considered design rarely found at this price point, a home built for modern family life without compromise.

Step inside to lofty ceilings and a light-filled entry that opens into an expansive open-plan living, dining and kitchen zone, the true heart of the home. Designer black cabinetry, stone benchtops, a generous island bench and a window and stone splashback make the kitchen as striking as it is functional, while bi-fold doors draw the indoors out to a sheltered alfresco and rear yard. Tiled flooring, downlights, detailed cornices with feature lighting and stone finishes carried through to the laundry and bathrooms complete a ground floor designed for real family life, right down to a clever two way bathroom, under stair storage and direct garage access.

Upstairs, warm timber floorboards and a second living retreat offer the ideal escape. The accommodation is headlined by two master suites, each with its own walk-in wardrobe and private ensuite, one finished with twin rainfall showerheads offering rare flexibility for multi-generational families or guests. Remaining bedrooms are well-

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FOR SALE

\$1.325M - \$1.395M - Best Offer By 7th July at 3pm

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

AGENTS

Gerard Pacillo
0431 596 145
gerard@ljhfp.com.au

Ralph Pacillo
0433 117 801
ralph@ljhfp.com.au

AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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**

proportioned with built-in robes.

The Highlights:

- Two master suites, each with walk-in wardrobe and private ensuite
- Ensuite finished with twin rainfall showerheads
- Additional two bedrooms with built-in wardrobes
- Three bathrooms, including a two way bathroom downstairs
- Expansive open plan living, dining and kitchen
- Second upstairs living retreat
- Designer kitchen with stone benchtops, island bench and a window and stone splashback
- Stone finishes to kitchen, laundry and bathrooms
- Seamless indoor outdoor flow to a sheltered alfresco
- Lofty ceilings with detailed cornices and feature lighting
- Tiled flooring downstairs, timber floorboards upstairs
- Ducted reverse-cycle air-conditioning throughout
- Double garage with direct internal access to the backyard
- Built in 2025 for modern family living

Perfectly positioned in one of Adelaide's most accessible inner northern pockets, 8 Gladstone Avenue offers everyday convenience a short commute from the CBD. The Churchill Shopping Centre is moments away, home to Costco, Hot Pot, Kenny's and more, while nearby Prospect Road delivers a vibrant strip of cafés, restaurants and entertainment.

Families are spoilt for choice with quality schooling close at hand, including Prospect Primary, St Paul Lutheran School, OLSH College, Blackfriars Priory School, Prescott College and Adelaide Botanic High. Gladstone Reserve and surrounding parklands sit right on the doorstep, while excellent transport and easy access to Prospect, North Adelaide and the CBD make this a location that delivers genuine lifestyle and long-term value.

For more information contact:

Gerard Pacillo 0431 596 145

Ralph Pacillo 0433 117 801

To register your interest or to make an offer, click the link below:

<https://prop.ps//Vjlkzruc091Y>

Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

Property ID JYBH67
Property Type House
House Size 271 m2
Including Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Water Tank

Gerard Pacillo 0431 596 145

Property Consultant | gerard@ljhfp.com.au

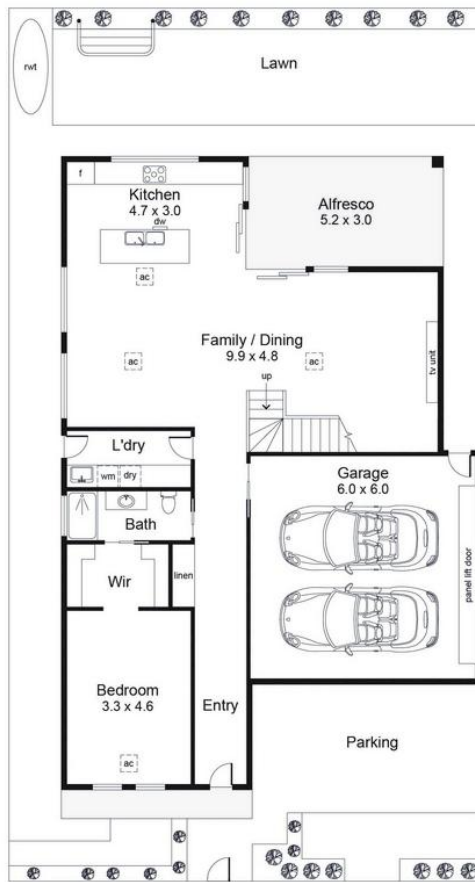
Ralph Pacillo 0433 117 801

Licensee | ralph@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au





Area (Estimate only)	
Lower Living	104.7 m ²
Upper Living	111.8 m ²
Garage	36.0 m ²
Alfresco	19.4 m ²
Total	271.9 m²

For illustrative purposes only.
All measurements are approximate