

## Kilburn, Unit 2/25 Hopetoun Ave

### Spacious & Stylish Homette in Prime Location



Peacefully nestled on one of Kilburn's most desirable tree-lined streets, this beautifully renovated two-bedroom homette offers low-maintenance living with timeless charm and abundant natural light. Whether you're a first home buyer, down-sizer, investor or young family, this quality residence is a rare find.

Set in a quiet group of just three, the solid double brick home is perfectly located within walking distance to Prospect roads vibrant cafes, restaurants, cinema, schools, and public transport, while being just minutes from Adelaide's CBD.

Inside, a spacious lounge welcomes you and flows through to two generously sized bedrooms, the main featuring a built-in robe, with both serviced by a well-maintained bathroom.

The bright and updated kitchen includes ample bench and cupboard space, a gas cooktop,

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/3NAHRU](http://ljhooker.com.au/3NAHRU)

**Contact**  
**Harvey Bloomfield**  
0410 658 617  
[harvey.bloomfield@ljhooker.com.au](mailto:harvey.bloomfield@ljhooker.com.au)



**LJ Hooker Prospect**  
**(08) 8269 4645**

**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.

and a range-hood, and connects seamlessly to the adjoining dining area.

At the rear, you'll find a private courtyard perfect for establishing a garden, along with direct access to a secure single carport and a handy storage shed.

Comfort is further enhanced by a reverse cycle split-system air conditioner, while security doors at both the front and rear provide peace of mind. The fully netted courtyard makes this home especially appealing to cat owners.

This charming and well-located property presents an outstanding opportunity to secure a solid and stylish home in a highly sought-after location. Move straight in and enjoy, or invest with confidence in a thriving and convenient suburb.

Certificate of Title and Form Ones available upon request

Home Built: 1973

Title: Volume 5051 Folio 359

Zoning: R

Council: Port Adelaide Enfield Ph. 08 8405 6580

Rates: \$ Per year

All sizes, lengths, fees and distances mentioned above are approximate

RLA 287 134

## More About this Property

<b>Property ID</b>	3NAHRU
<b>Property Type</b>	House
<b>Land Area</b>	122 m2

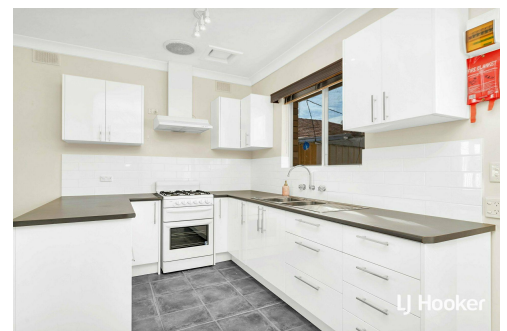
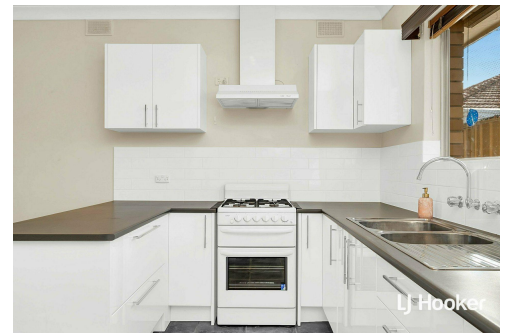
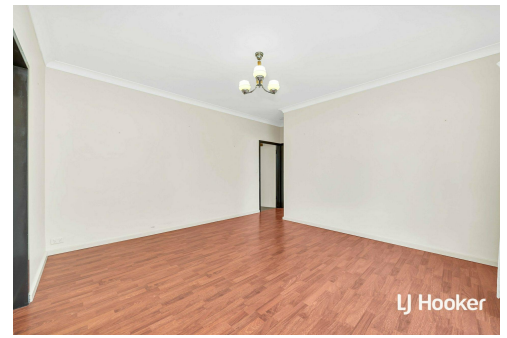
**Harvey Bloomfield 0410 658 617**

Principal And Sales Representative | [harvey.bloomfield@ljhooker.com.au](mailto:harvey.bloomfield@ljhooker.com.au)

**LJ Hooker Prospect (08) 8269 4645**

409 Regency Road, PROSPECT SA 5082

[prospect.ljhooker.com.au](http://prospect.ljhooker.com.au) | [prospect@ljhooker.com.au](mailto:prospect@ljhooker.com.au)

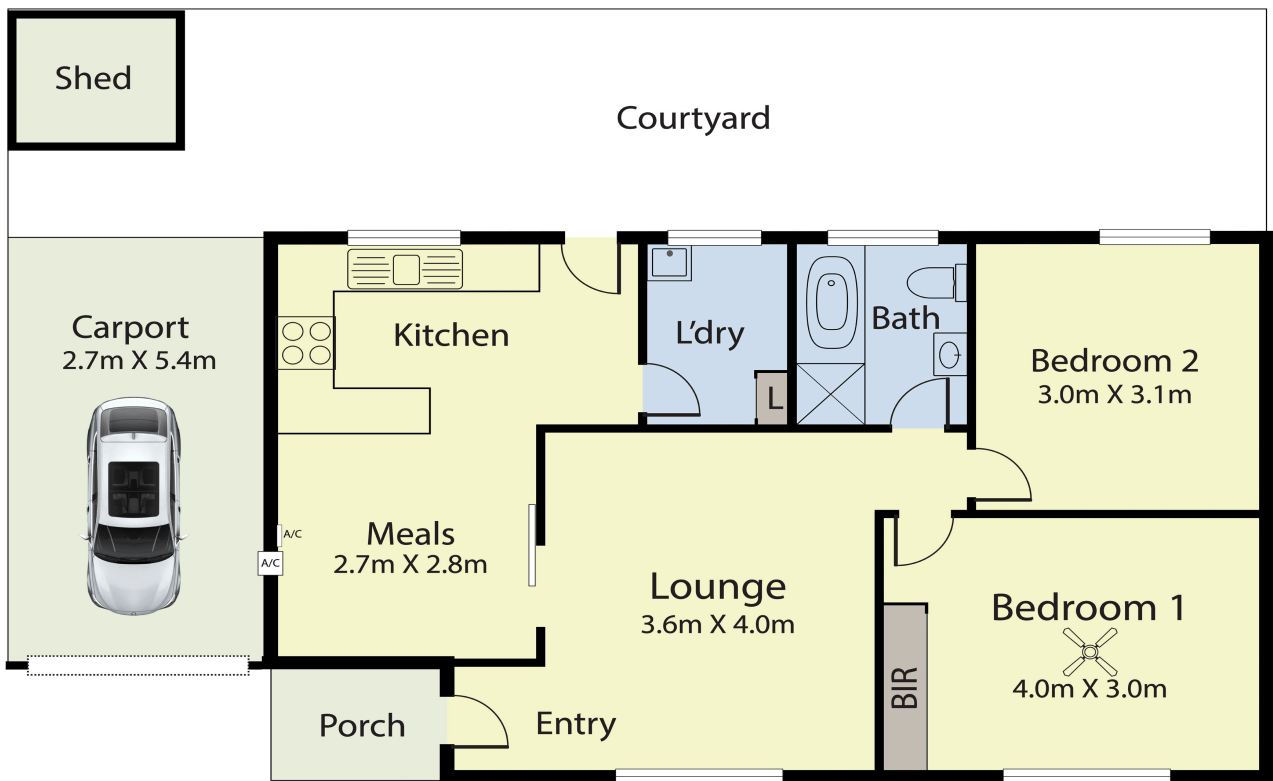


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**KILBURN**

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This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

Produced by **pixsnoop**