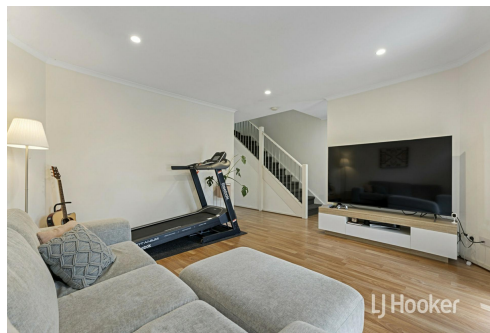




## Kilburn, 38E Leader Avenue

Sold by Luke Mitchell of LJ Hooker Adelaide Metro

3 2 2

This North facing rear townhouse offers the perfect blend of privacy, convenience, and modern comfort. Whether you're a first home buyer, professional couple, growing family, or savvy investor, this home ticks all the right boxes.

Facing the Reserve the home has been thoughtfully crafted with contemporary living in mind. Featuring separate living area, three generous bedrooms, and a master with ensuite, built-in robes, and a private balcony taking in tranquil reserve views, this home provides both space and style. The two additional bedrooms are serviced by a family bathroom upstairs, with the added convenience of a guest toilet downstairs, perfect for when you're entertaining.

Step inside and be greeted by a light filled living area flowing through to an open plan kitchen, overlooking the dining and rear yard. The kitchen offers ample storage and flows effortlessly into the dining space, where sliding doors open to the outdoor entertaining



**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.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2CY3FDZ](http://ljhooker.com.au/2CY3FDZ)

**Contact**  
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**LJ Hooker St Peters**  
**(08) 8362 8008**

area, ideal for summer BBQs or relaxed evenings under the stars.

Upstairs, features plush carpets, creating a cosy and inviting atmosphere underfoot, whether it's a restful night's sleep or a quiet space to unwind, these bedrooms provide the perfect balance of comfort and practicality for modern living.

Rear lane access offers you secure off-street parking and easy access through the rear of the property, with ample parking options for guests around the side street and out the front.

Beyond your front door, Mapleton Reserve awaits, offering a daily dose of fresh air, natural beauty, and space to move. With council-maintained trees providing shade and privacy, you'll love having direct access to a playground, basketball court and open green spaces, perfect for family fun or quiet relaxation.

What we love:

- Ducted reverse cycle air conditioning
- Master bedroom with BIR, ensuite and private balcony
- Family bathroom upstairs with separate bathtub & shower
- Separate lounge area offering flexible living for the modern family
- Low maintenance rear yard with ample space to play or unwind
- Remote controlled double carport with rear lane access

And when it's time to venture out, Prospect Road is just moments away, with its vibrant mix of trendy cafes, boutique shopping, a cinema, and a thriving dining scene. Public transport options are abundant, making the daily commute a breeze.

A home that blends comfort, space, and location. Don't miss your chance to make it yours!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**\*\* 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 advice.**

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

|               |           |
|---------------|-----------|
| Property ID   | 2CY3FDZ   |
| Property Type | Townhouse |
| Land Area     | 221 m2    |

### Luke Mitchell 0411 703 055

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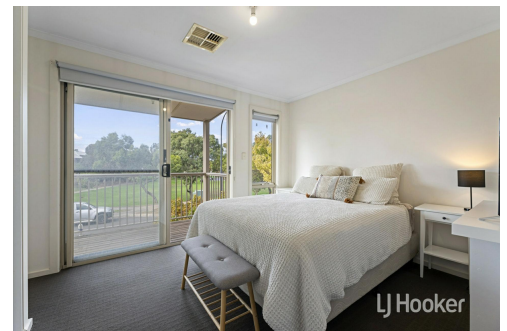
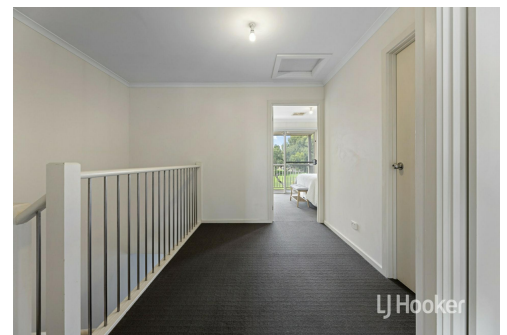
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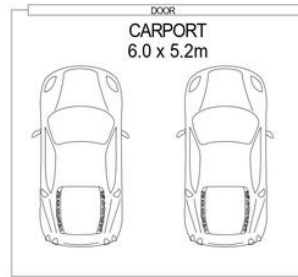
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