



Kilburn, 5/14 Talinga Avenue

Reserve-Fronted, Low-Maintenance Home Minutes From CBD

Conveniently located this home provides a harmonious blend of privacy and accessibility, while offering the serenity of a retreat and near essential facilities. This home would be perfect for first time homebuyers, professional couples, young families, as well as savvy investors.

Being the largest townhouse in the group, this home was designed with the modern family in mind. Complimented by 2 separate living areas, 3 bedrooms, master bedroom with ensuite, BIR and tree lined views out to the Reserve. The 2 remaining bedrooms are serviced by the family bathroom upstairs, and a powder room downstairs for added convenience whilst entertaining guests.

The modern kitchen overlooks the family meals and living area complimented by ample natural light, evenings with the family or entertaining guests will be a space filled with joy &



For Sale
Contact Agent

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ljhooker.com.au/WNXFDG

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laughter with the added convenience of sliding doors to the outdoor entertaining area. Plush carpet separate the living and dining zone, creating a sense of calm and relaxation, the floating storage units blend perfectly with the feature wall ready for a big TV and movie nights in with the family!

The second living area upstairs lends to a range of different uses. Whether you need a home office space, parents retreat, games area or peaceful zone to relax while taking in the views of the reserve.

The internal living wasn't enough? Step out the front door and be welcomed by the Mapleton reserve, where you can enjoy daily views of nature, fresh air and an abundance of light. The council maintained trees provide ample shade and privacy into the home while the reserve offers hours of fun for the family whether that's playing basketball, jumping on the playground or enjoy the peace on the grassed areas.

Close proximity to Prospect Road affords easy access (walking distance/short drive) to shops, trendy cafes, cinema, and delicious culinary delights, not to mention ample public transport options.

What we love:

- Only townhouse with remote controlled double carport
- Front door opens straight onto Reserve
- Multiple views out to Reserve including Master bedroom Two separate living areas
- Ducted reverse cycle A/C upstairs & split system A/C downstairs
- Large kitchen featuring island with dual sink & stainless steel appliances
- Ensuite & family bathroom upstairs with powder room downstairs
- Large laundry with ample storage space

Plus much more!

If you are one who values space, comfort, and convenience, this home is for you. 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	WNXFDG
Property Type	Townhouse
Including	Ensuite Toilets (3)

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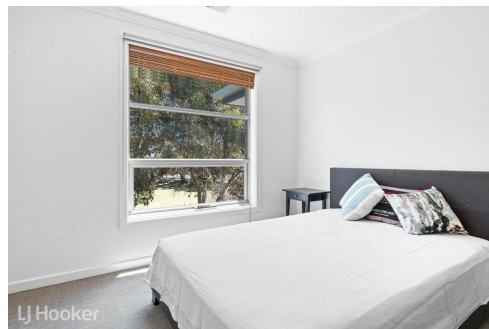
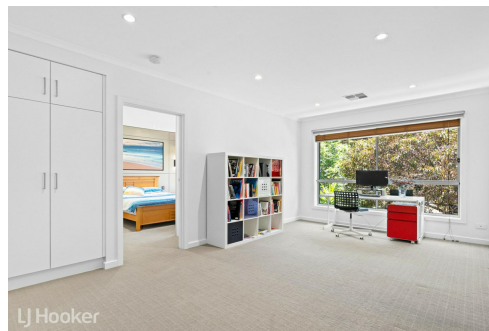
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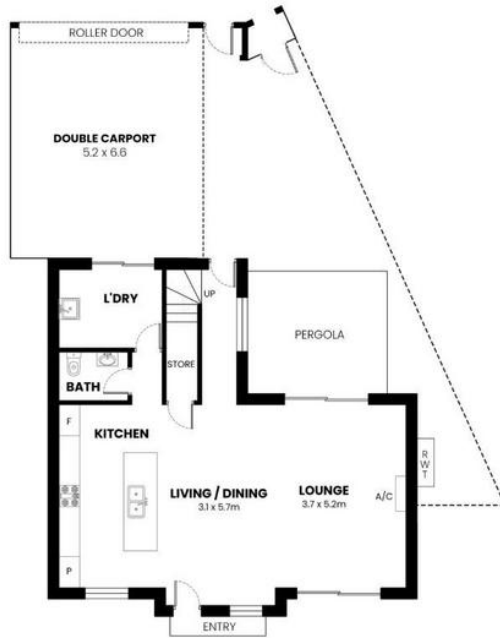
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Ground Floor



First Floor

