

1/437 Churchill Road, Kilburn

Re-Released To The Market - Act Fast!

Step into the market with this solid brick ground-floor unit, offering easy, low-maintenance living in a convenient central location. Featuring an open-plan lounge, kitchen and meals area, two spacious bedrooms, a large bathroom/laundry and undercover parking, the home provides everything you need for comfortable everyday living. With updates already made, just minutes from vibrant Prospect Road with its cafes, dining and metropolitan lifestyle, and an easy drive to the Adelaide CBD, this property presents a fantastic opportunity for first home buyers, couples, retirees or investors seeking low-maintenance living in a well-connected location. (Currently tenanted for $470 per week offering strong rental yield Of 5.4% PA*).

Property Features:
- Open-plan lounge and meals area
- Kitchen with electric cooktop, oven, and breakfast bar
- Split-system air conditioning
- Two good sized bedrooms
- Bathroom with toilet and shower
- Convenient laundry
- Floorboards throughout
- Central and convenient location

2 1 1

FOR SALE
Re-Released To Market - $445,000 - $465,000

VIEW
Wed 4th Nov @ 4:30PM - 5:00PM

AGENTS
Rosemary Auricchio
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Nick Carpinelli
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AGENCY
LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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.

Easy city access and lifestyle conveniences are at your fingertips, with public transport within walking distance and a short commute to the CBD. Enjoy nearby green reserves for outdoor recreation, and a shopper's dream with Churchill Centre offering cafes, diverse dining, supermarkets including Coles and Aldi, and specialty stores such as TK Maxx. For quick essentials or a coffee stop, OTR and The Albion Hotel are just a short walk away. Weekend dining is a breeze with vibrant restaurants on Prospect Road and North Adelaide, and footy fans will appreciate the quick trip to Adelaide Oval. Everything you need for a connected, convenient, and vibrant lifestyle is right on your doorstep.
For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50QPFE8
Property Type	Unit
Including	Air Conditioning Toilets (1) Floorboards







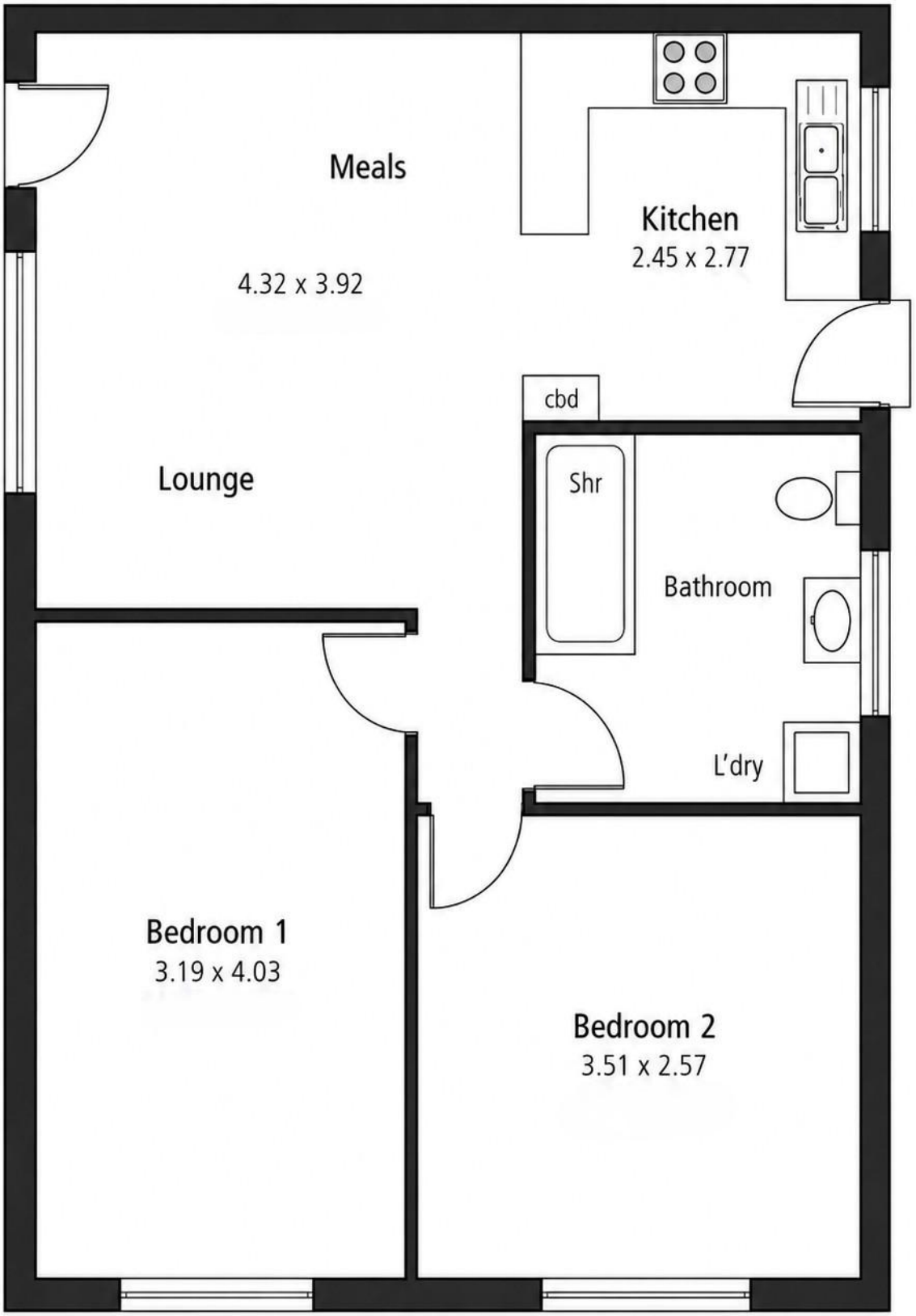




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Disclaimer: Floor plan is for illustrative purposes only. All dimensions are approximate and should be independently verified.

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LJ Hooker