



64B Guilford Avenue, Prospect

4 3 4

Modern Sophistication Meets Effortless Living

Auction Location: On Site

Positioned in a quiet, tree-lined street, this striking two storey residence delivers a refined balance of space, style and functionality. Built in 2019 and finished to a high standard throughout, the home is designed for modern family living with an effortless indoor outdoor flow.

Step inside to soaring 3 metre ceilings and a wide, light filled hallway that leads you into an expansive open-plan living, dining and kitchen area, the true heart of the home. This space seamlessly connects to the undercover alfresco, creating a natural setting for entertaining or relaxed everyday living.

The layout offers excellent flexibility, with a downstairs bedroom and full bathroom ideal for guests or extended family, while upstairs provides a generous second living or games area complete with a kitchenette, perfect as a private retreat.

All bedrooms are well-proportioned with built-in robes, while the master suite is privately positioned and features a large walk-in robe,

FOR SALE
\$1,700,000

AGENTS

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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

ensuite and its own balcony.

Outside, the home continues to impress with a spacious alfresco overlooking a well-maintained lawn, complemented by a storage shed, double sided access and direct rear access from the garage, adding both convenience and practicality.

The Highlights:

- Four bedrooms, all with built-in robes
- Master with walk-in robe, ensuite and balcony
- Three bathrooms across both levels
- Expansive open plan living plus second living upstairs
- Kitchen overlooking main living and alfresco
- 3m ceilings with ornate cornices
- Large undercover alfresco and outdoor entertaining area
- Double garage with internal and rear access
- Additional off street parking for two vehicles
- Double-sided access to the backyard
- Reverse cycle ducted air conditioning throughout
- 13kW solar system and ducted vacuum system
- Built in 2019 with accommodation of some 377sqm

Set within one of Prospect's most desirable pockets, just moments from Prospect Road's vibrant café and dining scene including Schinella's, Fratelli's Deli, Bottega Bandito and much more. Within close proximity to the vibrant Churchill Centre home to Costco, Coles and a range of specialty retailers. Excellent access to public transport makes commuting effortless, with easy connectivity to the North-South Motorway and approximately 6km to the Adelaide CBD. Families will appreciate zoning for Adelaide High School and Prospect Primary School, along with proximity to quality private schools including Blackfriars Priory School, Our Lady of the Sacred Heart College and St Brigid's School This is a location that delivers lifestyle and long-term value.

For more information contact:

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

<https://prop.ps//KiXN3GKX3gbw>

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences

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 JTGH67
Property Type House
Including Toilets (3)

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Area (Estimate only)	
Lower Living	142.4 m ²
Upper Living	152.0 m ²
Garage	40.8 m ²
Alfresco	19.1 m ²
Porch	8.4 m ²
Balcony	5.5 m ²
Shed	8.8 m ²
Total	377.0 m²

For illustrative purposes only.
All measurements are approximate