



28 Pitcairn Avenue, Urrbrae

A Home with Heart - Private, Peaceful and Perfectly Positioned

Nestled at the end of a quiet no-through road on a generous approx. 921sqm corner allotment, this cherished 1965 home delivers a rare combination of warmth, privacy, and flexible family living in one of Adelaide's most serene settings. With a walking trail right alongside and views across the Waite University campus grounds, you'll enjoy a tranquil, leafy outlook that's rarely found so close to the city. Stop and listen to the silence!

Step inside and feel instantly at ease. There's a touch of retro charm throughout, a nod to the home's 1960s origins that adds character without compromising comfort.

With a flexible floor plan offering either four bedrooms and two living areas, or five bedrooms and one living space, this home adapts beautifully to changing family needs - whether you're working from home, accommodating guests, or simply looking for room to grow.

The focal point of the home is the stunning open plan kitchen, dining, and family room, filled with natural light from large windows, and

4 2 2

FOR SALE

Sold by Janine Bergin LJ Hooker
Kensington | Unley

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

anchored by a striking Carey Gully stone mantel complete with electric fire. Timber laminate flooring runs through the 2 living areas, adding both warmth and practicality.

Designed for both everyday living and effortless entertaining, the 2015 kitchen features a 900mm electric oven with gas hotplates, and dishwasher. A large central island with breakfast bar provides the perfect spot for casual meals and conversation - keeping you connected with family and friends while you cook.

The main bedroom is generously sized and features charming corner windows that overlook the front garden, along with a full wall of built-in robes. Bedrooms 2 and 3 also include built-in storage, while bedroom 4 is positioned separately - ideal as a quiet home office or guest room if desired. All bedrooms are large, typical of this era, and carpeted for cozy comfort.

A second living room sits just off the main living area, providing a peaceful retreat from the bustle of family life. Alternatively, it can be easily converted into a spacious fifth bedroom, offering flexibility for growing families or multi-generational living.

Two large family bathrooms add to the functionality of the home - one tastefully updated in a modern 2015 style, and the other original but in excellent condition.

Other features you'll love:

- A welcoming front porch running almost the length of the home, with crazy slate paving typical of the era
- European style laundry adjacent to the kitchen
- Ducted reverse cycle zoned air conditioning throughout the home
- Double carport securely positioned behind gates providing rear access via side laneway
- Option for circular driveway at the front of the home
- Landscaped, fully fenced rear garden offering plenty of space for children to play or pets to roam, and includes a cosy fire pit area, a garden shed, and room to create your own outdoor retreat
- A tranquil setting filled with the gentle chirping of birds and the occasional sighting of koalas.

Zoned for the sought-after Highgate Primary School and Unley High School, with easy access to prestigious private schools including Mercedes College, Seymour College, Scotch College, and Concordia. Just minutes from the freeway entrance, you're perfectly positioned for quick trips to the beautiful Adelaide Hills and shopping is made easy with a choice of Mitcham Square or Burnside Village nearby. The CBD is conveniently only 7km away.

This home offers everything a family needs, comfort, location, space, and an enviable lifestyle. Whether you're upsizing, relocating, or planning ahead for your children's schooling, 28 Pitcairn Avenue is a rare opportunity in a blue-chip suburb.

CT: Volume 5639 Folio 104

Council: City of Mitcham

Council Rates: \$2,542.30 per annum (approx.)

Water Rates: \$255.61 per quarter (approx.)

Land Size: 921 square metres (approx.)

Year Built: 1965 (approx.)

To make an offer, copy and paste the Offer Form link into your

browser:

<https://prop.ps//04v9F0odbk6q>

MORE DETAILS

Property ID	61D6FDJ
Property Type	House
House Size	255 m2
Land Area	921 m2
Including	Dishwasher Built-in-Robes

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Denise Yan 0416 150 601

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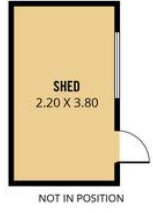
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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