

12 Hopetoun Ave, Kilburn, SA 5084

Sold - \$430,000

House 3  1  1 



WELCOME WELCOME WELCOME

This 1950's red brick home offers two good size bedrooms plus study or sunroom, a very generous lounge and a large kitchen & dining. The bathroom features terrazzo floors and original pedestal basin.

Open for Inspection

By Appointment.

The gardens feature established lawns with many mature trees and shrubs. This home also offers an old style original granny flat of two rooms - suit possible hobby or home office.

The block is a very generous and is some 50 by 163 or 15.24 by 49.68 OR 757 SQM (approx). Subject to all consents may be suitable for redevelopment.

What a great opportunity with a home that would respond to renovation and perhaps an extension.

Kilburn is an area that has grown in popularity of recent times with both Prospect Road and Churchill Road offering a plethora of choices of shopping, dining & close to public transport. Making your trip or drive to the city easy via either of those roads.

For all enquiries please call David or Beverley Philpott on 8343 5600.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary council consents. DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice - RLA 46442

Listed By



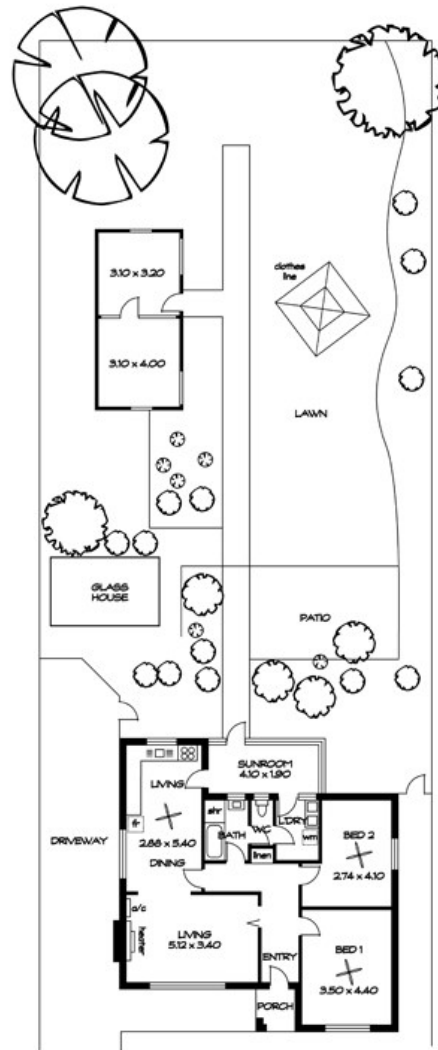
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Floorplan



AREAS (approx)	m ²
LIVING	100
PORCH	2
TOTAL	102