

16 Eaton Ave, Kilburn, SA 5084

Auction

House 3  1  2 



THE SURPRISE IN INSIDE

What a fantastic location - this property is located at the very top end of Kilburn and borders Prospect and is surrounded by other quality homes. It is within easy walk to great local shopping and transport and is only some 7KM to the City Centre.

This fabulous maisonette is going to appeal to everyone! With beautifully established gardens the home has also been tastefully decorated. The property offers a warm and inviting formal living room with polished floors and gas fireplace. The kitchen and meals area has been upgraded and features gas cooking. The bedrooms are spacious and generous in their proportions. The gem of this property however is the large master bedroom come second living space to the rear of the property. A sun-drenched room that opens into the rear garden; this area has the flexibility to be whatever you want it to be. With room to move and relax the back garden with synthetic turf, mature trees and garden beds. Just the perfect place to read a book or watch the kids play.

Built in 1950 and with an updated bathroom this property is on approximately 470 sqm of land and offers secure off-street parking, carport and reverse cycle air conditioning. This delightful property is a pleasure to offer and I am sure you will agree is one of the best maisonette homes in the area.

To be auctioned on Saturday 28 April 2018 at 11AM - don't hesitate this is your time to invest in this highly desired location - opportunities like this are rare.

For all enquiries please call Beverley Philpott 0414 880 001 or David Philpott 0414 422 889

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.

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

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. 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.

Listed By



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Floorplan

