

10 Guilford Ave, Prospect, SA, 5082

Boffo

House For Sale

Wednesday, 13 November 2024

10 Guilford Ave, Prospect, SA, 5082

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Heather Dunn

Exceptional Living in One of Adelaide's Blue-Chip Areas!

Situated on a prestigious, tree-lined street, this charming three-bedroom home offers the perfect blend of style, security, and convenience. Behind its secure gated entry and elegant facade, you'll find a residence that's move-in ready and overflowing with warmth and character.

Beautifully updated for effortless living, this home features a bright, welcoming lounge, a dining area that flows through an arched doorway to a timeless white kitchen with a gas cooktop, dishwasher, and generous storage. A low-maintenance backyard and carport make it an ideal option for first-time buyers, downsizers, and young families alike.

Set in one of Prospect's most sought-after pockets, you'll be just moments from quality schools, including Prospect Primary and Blackfriars Priory, and within walking distance of Prospect Road's popular cafes, restaurants, and boutique shops.

Opportunities like this are rare don't miss your chance to make this exceptional home your own! Plus, the neighbouring property at 10A Guilford, a modern residence is also on the market. Embrace the rare chance to explore both remarkable offerings!

Features that make this home special:

- Three bedrooms with built-in robes
- Spacious living room with air conditioner
- Dining room with heater
- Well-equipped kitchen has gas appliance and dishwasher
- Main bathroom
- Separate toilet for added convenience
- Practical laundry and sunroom with linen storage and direct external access
- Ducted reverse cycle air conditioning
- Verandah entertaining area
- Low-maintenance backyard with grass
- Single carport with roller door
- Community Title

Reap the rewards of this great location with a short stroll to Prospect Road and a quick trip to the popular Churchill Centre, as well as being ideally located in close proximity to public transport options which take you into North Adelaide, Adelaide Oval Precinct, and the city in minutes. Located close to local kindergartens and primary schools, within the sought-after Adelaide High School and new Botanic High School zones, and a few minutes from Blackfriars Priory School. A quick 7km (approximate) commute and you will be in the city in no time, so be sure to add this property to your open inspection lists!

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

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 our office located at 78-80 North East Road, Walkerville 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.