

**36 Leader Avenue, Kilburn, SA, 5084**



**House For Sale**

Tuesday, 31 December 2024

36 Leader Avenue, Kilburn, SA, 5084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Contemporary Bliss & Picture-Perfect Versatility Moments from the CBD

\*\*\*First Inspection Strictly Saturday January 4th from 10:00-10:30am\*\*\*

Impeccably designed to deliver a high-functioning footprint with no feature or finish left unsung, 36 Leader Avenue - nestled on a manicured corner parcel overlooking the family-friendly Mapleton Reserve and footsteps from the prized city-fringe pocket of Prospect - captures understated modern contemporary brilliance picture-perfect for instant lifestyle bliss.

Single-owned since its 2005 Stellar Homes construction, discover a beautiful base boasting up to a 4-bedroom layout, or keep the front formal lounge dedicated to relaxing by day or secure an inspiring home office ready to solve any WFH challenge. With the spacious master savouring bay-windowed views that peer directly across to the lush and leafy reserve, weekend lie-ins seize uncommon suburban serenity, while beds 2 & 3 bookend the two-way bathroom for added family convenience.

Open-plan elegance is headlined by the gourmet foodie's zone spilling with great bench top space ready to serve, scan or socialise, and along with premium Euro appliances, whipping up mid-week family winners or weekend triumphs for friends will need little motivation. Purpose-built for seamless indoor-outdoor entertaining, stepping out to the sweeping all-weather alfresco stretching beneath a pitched pergola will have you savouring morning coffee routines, fresh air lunches, and balmy twilight evenings chasing down a good bottle of vino.

A showcase of pairing household functionality with low maintenance upkeep, you'll still find neat garden beds for flowering greenery, a patch of sunbathed kid and pet-friendly lawns, handy garden shed with power, while high neighbourly fencing and an east-facing shade garden is yet another element that adds both privacy and natural climate control to this well-conceived home.

With a long-list of extras ranging from solar-power and security cameras, irrigation-enabled gardens, NBN to the home, tinted one-way windows, and oversized double garage, together with a variety of schools to choose from, bustling shopping hubs, including Costco and Sefton Plaza, while the vibrant strip of Prospect Road is ready to quench all your popular café, restaurant, bar and boutique needs in the one sought-after destination.

### FEATURES WE LOVE

- Beautiful open-plan living, dining and kitchen combining for one elegant entertaining space
- Generous kitchen with all the room for helping hands, great bench top space, abundant cabinetry and cupboards, high-quality reverse-osmosis drinking water, pyrolytic • • • Smeg oven and grill, BLANCO dishwasher and cook gas cook-top
- Superb all-weather alfresco with TV provision for picture-perfect outdoor living
- Cosy formal lounge at entry or handy 4th bedroom/home office option
- Bay-windowed master bedroom for reserve views, WIR and private ensuite
- 2 additional well-sized bedrooms either side of the neat and tidy family bathroom featuring separate shower and bath, as well as separate WC and powder
- Powerful Daikin reverse-cycle AC, tinted windows for privacy
- Alarm and security camera system, 3.3kw solar panels
- Easy-care established gardens, irrigation-enabled, with feature tree and no-mow lawns out front
- Powered tool-shed with storage, and sunny backyard lawn
- Oversized double garage with room for a trailer, workshop, gym or extra storage

### LOCATION

- Excellent corner block positioning adjacent the close-knit community Mapleton Reserve
- Choose from Prospect North and Enfield Primary, both moments away, zoned for Roma Mitchell Secondary, with Prescott Primary and Blackfriars Priory both elite private options

- Around the corner from Costco and Churchill Shopping Centre, as well as the bustling Sefton Plaza and Northpark Shopping Centre for fantastic options
- A stone's throw to the hugely popular strip of Prospect Road for all your social and culinary destinations
- An 8-minute bee-line to O'Connell Street North Adelaide, with the CBD just beyond

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | Port Adelaide Enfield

Zone | GN - General Neighbourhood

Land | 468sqm(Approx.)

House | 293sqm(Approx.)

Built | 2005

Council Rates | \$1757 pa

Water | \$443 pq

ESL | \$183 pa