

14 Carroll Avenue – Subdivision Opportunity – Up to 3 Lots (STCC)

Description

ðŸ‘‘ Jimmy Hoang & Chi Mai Do from R&D Real Estate welcome you to 14 Carroll Avenue – a solid bricks, light-filled 3-bedroom home set on a generous 497m² (approx.) block in a quiet, residents-only pocket of Kilburn.

ðŸ‘‘ Discover the perfect blend of space, comfort, and unbeatable convenience in this beautifully maintained family home. Set in an ideal location, this front-positioned property enjoys direct park and playground views, while the sun-soaked north-facing backyard provides the perfect setting for outdoor living.

ðŸ‘‘ Whether you’re a first home buyer, savvy investor, or renovator with a vision, this delightful property is packed with potential and offers an exciting opportunity to update, redesign, or even rebuild (STCC) in a fast-growing urban renewal area.

ðŸ‘‘ Step inside and discover a cozy living space complete with large windows for full brights. The practical kitchen and meals area is neat and functional, while the three spacious bedrooms (two with built-in robes) offer plenty of room for the whole family.

ðŸ‘‘ Enjoy a sun-soaked, north-facing backyard with plenty of lawn space for kids and pets to play, or create your dream outdoor entertaining area. A large shed and secure carport with roller door adds extra convenience.

ðŸ‘‘ Key Features:

3 generous bedrooms – main with split-system AC, two with built-in robes

Comfortable lounge with heating and split-system air conditioning

Neat kitchen and meals area with functional layout

Central bathroom with shower over bath & separate WC

Huge north-facing backyard plus large shed

Long secure carport with roller door

Superb potential to renovate or redevelop up to 3 blocks (STCC)

Spacious 497m² allotment (approx.)

☐ Prime Location with Park Views

Peaceful street facing parks, reserves & leafy walkways

Walking distance to Kilburn Train Station & easy access to bus routes

Minutes from Churchill Shopping Center, Costco & everyday amenities

Surrounded by a variety of popular takeaway shops and eateries

Zoned for Blair Athol, Enfield & Prospect North Primary Schools

Easy commute to Port Adelaide, the North East, and Adelaide CBD

Whether you're dreaming of a modern makeover or searching for the perfect investment opportunity, 14 Carroll Avenue offers the space, location, and flexibility to make it happen.

Don't miss your chance to secure this hidden gem with unlimited possibilities – contact us today to arrange your inspection!

Jimmy Hoang R&D Real Estate
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☐ Property Details:

Council | Port Adelaide Enfield

Zone | URN – Urban Renewal Neighborhood

Land | 497sqm (approx.)

House | 134sqm (approx.)

Built | 1953

Council Rates | \$1056 pa

Water | \$246.65 pq

ESL | \$250 pa

Estimated Rental | \$600-\$650 pw

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Real Estate