

**1/12 Walsall Street, Kensington Park, SA 5068**

**HARRIS**

**Sold Unit**

Wednesday, 8 November 2023

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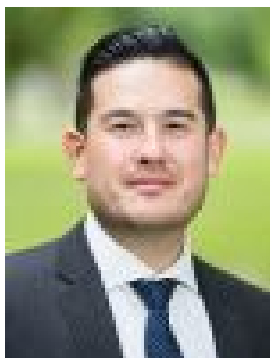
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 85 m2**

**Type: Unit**



Benjamin Tan  
0433785796



Peter Shizas  
0412814714

**\$590,000**

Its all about the location with this street fronted solid brick unit. This property is situated in the tree lined and character filled streets of Kensington Park. Prestigious Schools such as Pembroke School, Marryatville Primary/High school and St Josephs memorial School are only stones throw away! The property features 2 well sized bedrooms (Main bedroom with Built in robes), large main bathroom, Living room and a kitchen with ample cabinet space. It also features separate laundry and its own private undercover courtyard which could easily fit 2 cars! Features you're going to love! - Newly installed LED downlights throughout - Highly sought after Suburb and next to Pembroke Early Learning centre - Solid Brick construction - Street fronted - Rare multiple car off street parking - Perfect for an Investment or First home buyer - High ceilings - Low maintenance living - Roof replaced 2017 - Exterior painted 2020 - Blinds installed 2022 - Close proximity to public transport for easy access to Norwood Parade or CBD Specifications: CT / 5044/100 Council / Burnside Zoning / CF Built / 1970 Council Rates / \$992.35pa Strata Rates / \$525pq Strata Manager / Fewster Strata and Community Management Emergency Services Levy / \$42.45pa SA Water / \$109.78pq Estimated rental assessment / \$495 - \$550 per week / Written rental assessment can be provided upon request Nearby Schools / Marryatville P.S, Norwood International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409