

**1/18 Peroomba Avenue, Kensington Gardens, SA
5068**



House For Sale

Wednesday, 12 June 2024

1/18 Peroomba Avenue, Kensington Gardens, SA 5068

Bedrooms: 3

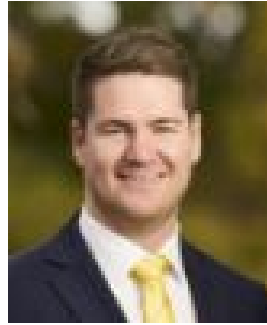
Bathrooms: 2

Parkings: 1

Type: House



Andrew Welch
0870821411



Tim Knowling
0451667360

Auction Fri 21 Jun at 2:30pm on site

Bright, beautiful and shining with broad appeal! Beyond the attractive facade, this deceptively spacious haven unfolds to reveal an array of features. The privately fenced front garden and charming verandah welcome you home to a brilliant 2-living, 3-bedroom, 2 bathroom design with protected courtyard, manageable-sized garden and remote garage. Warm timber floors, high ceilings with decorative cornicing and ceiling roses flow through the entrance hall past the two front rooms - an alluring formal dining room and exquisite, generous sized lounge where the bay window frames a tranquil garden outlook. Open, airy and aglow with natural light, entertaining will be a breeze in the casual dining, living and kitchen domain where sliders flow out to a secluded alfresco courtyard. Protected from the elements by pergola roofing, this North-East facing outdoor area also features a lawned area for children and pets to enjoy. The well-appointed kitchen features a breakfast bar, ample neutral-toned cabinetry, elevated oven, dishwasher, and induction cooktop. Three bedrooms (all carpeted) comprise two double - both fitted with built-in robes, a main suite drenched in Northern sunlight which presents with a walk-in robe, ensuite and ceiling fan. The fourth single bedroom/optional study/home office, also enjoys a North-facing window. The family bathroom offers a walk-in shower, bath, vanity storage and heat lamp, and there is the convenience of a separate w.c. Presenting potential for future enhancement if desired, this delightful home also includes:-

- Ducted (Zone Touch) r/c air conditioning
- Gas heater in lounge
- Vulcan Quasar 40 wall heater in casual living/dining
- Classic plantation shutters in formal dining & lounge rooms
- Separate laundry with rear access
- Single auto-doored garage with internal access + rear roller door
- Paved driveway for off-street parking
- Garden shed

Enjoy all the blue chip attractions of the leafy Eastern suburbs. Bus stops and the amazing recreational and sporting facilities of picturesque Kensington Gardens Reserve are literally just steps from your door; it's a gentle stroll to the local Erindale Shopping Centre, 12 minutes to the City and mere moments to a choice of cafes and The Parade's shopping & entertainment venues. This enviable location is also sought for its close proximity to top-tier schooling options (zoned for Glenunga International High School), St Peters Collegiate Girls' School, Marryatville High School. Pembroke & Loreto Colleges. Delivering a highly-desirable brand of living, you will reap the rewards for years to come!

Auction: Friday 21st June at 2:30pm on site
CT: 5221/665
Council: Burnside
Council Rates: \$1,601.00pa (approx)
Water Rates: \$218.49pq (approx)
Strata: Joint Insurance Only
RLA 312012