

1/4 Peroomba Avenue, Kensington Gardens, SA 5068 **HARRIS**

## Unit For Sale

Tuesday, 26 March 2024

1/4 Peroomba Avenue, Kensington Gardens, SA 5068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Annabelle Moore  
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## Contact Agent

Best offers by 6pm Monday 15th April (unless sold prior). Welcome to your dream home in the highly desirable Kensington Gardens. This freshly fully renovated 2-bedroom unit boasts elegance, comfort, and convenience, offering an unparalleled lifestyle experience. This unit has undergone a complete transformation, with attention to detail evident in every corner. Enjoy modern finishes and high-quality materials throughout. Bask in the glow of natural light streaming through large windows, creating a warm and inviting atmosphere in every room. Situated within walking distance to local shops and the picturesque Kensington Reserve, this property offers the epitome of convenience. Plus, with a direct bus route to Norwood Parade and the City just steps away, commuting is a breeze. The spacious master bedroom is flooded with natural light and features a built-in robe, providing ample storage space and a serene sanctuary to unwind. The sleek and modern kitchen is equipped with top-of-the-line appliances, making meal preparation a joy. Discover the pleasure of cooking in style. Indulge in the fully renovated bathroom featuring floor-to-ceiling tiles, a separate bath, and shower. Experience spa-like relaxation in the comfort of your own home. Added storage has been cleverly designed throughout with a wall of cupboards in the open plan living/dine as well as in the separate laundry. Benefit from the convenience of a private rear courtyard with access to an undercover carport fitted with a roller door. Additional off-street parking is available in the private driveway, ensuring hassle-free parking for you and your guests. Enjoy exclusive use of your own private front garden, perfect for outdoor relaxation and entertaining with excellent future opportunity to fence off and make even more private and secure. Specifications: CT / 5044/153 Council / Burnside Zoning / SN Built / 1969 Council Rates / \$997.20pa Strata/Community Rates / \$624.25pa Strata/Community Manager / Best Strata SA Water / \$153.70pa Estimated rental assessment: \$500 - \$530 p/w (Written rental assessment can be provided upon request) Nearby Schools / Magill School, 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