

1 Hughes Avenue, Kensington, SA 5068



House For Sale

Wednesday, 14 February 2024

1 Hughes Avenue, Kensington, SA 5068

Bedrooms: 3

Bathrooms: 1

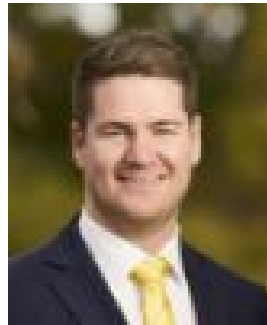
Parkings: 2

Area: 557 m2

Type: House



Andrew Welch
0870821411



Tim Knowling
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Auction Fri 1 Mar at 12:30pm on site

Discover your own slice of history with this divine 3-bedroom (c1922) Bungalow nestled on a 557sqm (approx) allotment with a desirable North-facing rear. Wonderfully positioned in a quiet cul-de-sac between Thornton and Bridge Streets, this property offers a serene escape in the heart of historical Kensington Village. Behind verdant high-fenced privacy, an appealing white facade with its neat landscaping welcomes you to a superbly updated return-verandah bungalow revealing big rooms, deep skirtings, soaring ceilings and an airy palette of white interiors highlighted by black accents. Polished original pine flooring sweeps down a central hallway past the three double bedrooms - two are fitted with built in robes and each feature quality drapes with soft romantic sheers and bold sculptural overhead fans. The casually elegant central lounge room also steps out to the grassed western side of the home and flows into the sky-lit kitchen/dining zone that shines with its island bench (smoothly portable), extensive white custom cabinetry, sleek prep areas, ripple-tiled splash-back and a suite of Bosch appliances including elevated stainless steel oven, induction cooktop and dishwasher, a walk-in pantry, and picture window gazing out to lush green lawns. The fully-tiled bathroom flaunts chic black hardware and large shower with tiled bench seat; while the laundry enjoys generous bench space, storage and outdoor access (complete with pet door). Unwind and dine on the rear verandah under the extended covered patio where you can relax, protected from the elements, while looking across the broad lawn bordered by quality fencing with tree plantings and established shrubs that ensure an everlasting sense of privacy and tranquillity. This grassy expanse of land offers plenty of space for children to play and also opens up a world of possibilities - e.g. install a swimming pool, trampoline, play equipment, soccer net, etc. Presenting a tantalising opportunity to purchase a property at a tightly-held address, additional features include:-

- Climate-controlled by ducted reverse-cycle air conditioning
- Glorious ceiling fans throughout
- New carpeting in bedrooms
- Soft downlighting in all main rooms
- Separate fully-tiled w.c.
- Lockable double front gates
- Secure deep driveway with ample off-street parking for 2 cars
- Garden shed
- 18 solar panels - 6.6kW

A central Kensington position is another absolute highlight, surrounded by delightful character residences, National Trust buildings and a short stroll to bus services and schools such as Pembroke College, Marrayville Primary, Mary MacKillop College, and close to Loreto College, St Joseph's Memorial Primary & St Ignatius Junior School. Walk to the local "Kensi" Hotel, Rising Sun Inn, Lune Bar, Norwood Swimming Centre, Kensington Park Reserve, plus a choice of two exclusive shopping, dining and entertainment strips on The Parade and Kensington Road. All this and more! - creating an extraordinary backdrop for a sensational life.

Auction: Friday 1st March at 12:30pm on site
CT: 5760/988
Council: Norwood, Payneham & St Peters
Council Rates: \$1,807.34pa (approx)
Water Rates: \$220.03pq (approx)
RLA 312012