

**11A Mahar Street, Kensington Gardens, SA 5068**



**House For Sale**

Wednesday, 31 January 2024

11A Mahar Street, Kensington Gardens, SA 5068

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 431 m2**

**Type: House**



Eric Jem  
0883324886



Mark H Watkins  
0883324886

## **Auction Sat 17 Feb 11:30am (USP)**

Layer upon layer of luxury is embedded in the custom build of this c.2023 prestige residence by Hoppen Homes. Displaying flawless high-end finishes and superb space for multi-generational families, little compares to near-new executive living in prestigious Kensington Gardens. The architectural design is a visual and functional masterpiece showcasing four blissful bedrooms, 3.5 exciting bathrooms and grand living spaces across two levels. The style welcomes your every mood, blending striking elements with a calming colour palette and a sophisticated air of modern elegance. From the sublime to the practical, the layout features primary suites, bathrooms and living areas on both levels for maximum convenience and comfort. Also ideal for multi-generational living, each primary suite features a walk-in robe and fully-tiled ensuite. Thoughtful inclusions extend to the ground floor study nook, the robust alfresco with a leafy outlook, and the makeup station in the upper primary walk-in robe... the little extras that contribute to this home's captivating persona. - Proud street presence showcasing a Tuscan Travertine stone feature wall - Western Red Cedar front entry door - Double garage with an auto panel lift door and internal home entry - Four carpeted bedrooms: two primary suites and two double bedrooms with built-in robes - High-spec kitchen: 20mm stone benchtops, butler's pantry, suite of Smeg appliances - Open plan ground level living with 600x600 floor tiling, 3m ceilings, and a built-in gas fireplace - Fully tiled bathrooms with wall-hung, 20mm stone-top vanities and heat lamps - Lower primary ensuite has a double vanity, upper primary ensuite has a single vanity - Freestanding bath tub plus separate shower in the main bathroom - Ground floor guest powder room - Carpeted upstairs lounge area is a peaceful escape for parents or teens - Laundry with built-in storage - Full-width, fan-cooled alfresco with a lovely garden aspect - Low-maintenance split-level garden with small lawn area - 6.6kw solar system - Near Pembroke School, zoned Norwood International High School - Zoned Magill Primary School - Nearby shopping and dining on Magill Road, The Parade, Burnside Village - Close to Penfolds Magill Estate, Kensington Gardens Reserve RLA 285309