

**12 Bowen Street, Kensington, SA 5068**

**House For Sale**

Tuesday, 2 April 2024

12 Bowen Street, Kensington, SA 5068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 156 m2**

**Type: House**



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**\$709,000**

Originally built in 1992 and situated in a delightful leafy residential pocket, this Torrens titled, well-maintained townhouse is conveniently positioned within walking distance to the Parade. Currently configured as a 3-bedroom residence, it caters to the diverse needs of busy professionals, urban dwellers, downsizing individuals in their middle years, and astute investors seeking a stylish property. The ground floor exudes a bright and spacious ambiance and a refreshing, semi-open plan layout. This casual living space provides an ideal area to unwind and relax. The adjacent cozy kitchen boasts brand new modern appliances, a generous pantry and a double sink. Step outside to the charming paved courtyard, This space is ready for you to add an alfresco area for entertaining all year round or keep it open. The courtyard is adorned with established trees, lending a botanical charm to your outdoor living experience. Upstairs, you'll find three well-proportioned bedrooms, each adorned with carpets and ducted air-conditioning. Bedrooms 1 and 2 feature built-in robes, while bedroom 3 offers an elegant touch with its double doors. The oversized single garage on the ground floor could be converted to a spacious 4th bedroom if required. Additionally, the paved driveway provides ample off-street parking for the family car. Modern conveniences extend to the wet areas, with an upstairs bathroom boasting a wide vanity and mirror, a ground floor laundry, and separate toilets on both levels. Nestled amongst other quality residences and benefiting from its prime location, this townhouse is sure to capture the interest of discerning homebuyers and investors alike. Don't miss the opportunity to secure a residence that combines practical living with a desirable address. What the property offers:--Brand new Westinghouse kitchen appliances, Oven, Stovetop, Rangehood and Dishwasher-Walking distance to local schools and The Parade shopping and lifestyle precinct-Open plan living/dining with kitchen adjacent-Abundant natural light to the ground floor living area-3 Bedrooms-2 Toilets-Ducted reverse cycle air-conditioning Quality schools in the area include Norwood Morialta High, Pembroke School, Marryatville High and Primary Schools plus St Peters Girls College & Loreto College. Norwood & Marryatville Shopping Centres along with Burnside Village will provide the most modern shopping facilities. Public transport is a short walk to the Parade or Portrush. If you would like to know more information or to view the property please call Sarah Sheppard 0412991493 or Betina Malpas 0421 223 563 To view the auction please watch it via the link. <https://x5u9a.app.goo.gl/6NfK8>