

**12 Cotham Avenue, Kensington Park, SA 5068**

**Tanner**

**House For Sale**

Thursday, 9 May 2024

12 Cotham Avenue, Kensington Park, SA 5068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 781 m2**

**Type: House**



Simon Bec Tanner

0402292725

## Auction | \$1.3m

Set on 781m<sup>2</sup> amongst prestigious homes in the blue-chip suburb of Kensington Park sit this character home that presents an incredible opportunity to renovate or start again and build your dream home (STCC). The location is second to none in this tightly held suburb zoned for the sought after Marryatville Primary School and Norwood International High school and so close to exclusive schools such as Pembroke, Saint Peters Girls, Mary Mackillop and Loreto just to name a few. Lifestyle options are assured being moments away from ample parks and sporting ovals and a short distance to The Parade and Burnside Village. Also close to Regal Cinema, Hula Hoop, Kensington Oval and Hazelwood Park and pool: this location is truly exceptional. For the nature enthusiasts it's a short trip to Waterfall Gully Reserve and Mount Lofty hiking trail making this a location you'll love. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Should the property be scheduled for auction, the Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. Specifications:CT / 5464/829Council / BurnsideZoning / SNBuilt / 1952Land / 781m<sup>2</sup> (approx)Frontage / 15.24m Council Rates / \$paEmergency Services Levy / \$paSA Water / \$pqEstimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon requestNearby Schools / Marryatville P.S, Norwood International H.S.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 | 338839