

# 12 Kenilworth Street, Largs North, SA 5016



## House For Sale

Thursday, 9 May 2024

12 Kenilworth Street, Largs North, SA 5016

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 697 m2**

**Type: House**



Skye Taylor

## Contact Agent

Best Offers by Monday May 27th at 10am (unless sold prior) Beautifully presented family home with room for everyone! Whether it's a games room, home office, dance/yoga studio, gym, or teen who wants their own kitchen, bathroom, and private space, the studio at the back of the property will surely please the entire family. A sliding door entry leads inside, with split system air-conditioning, a TV mount, a full kitchen, a bathroom, and a separate water heater. The main home has a flexible layout, and the traditional large formal lounge has its original mantelpiece and ceiling moulding, which captures the essence of the house. There are polished wooden floors, air conditioning for the summer, and a fireplace for those perfect winter nights. The main bedroom is spacious and features high ceilings, built-in wardrobes, a ceiling fan, and privacy-enhancing roller shutters on the windows. Both the second and third bedrooms have ceiling fans, and the second bedroom has built-ins. The main bathroom has a full-sized tub with a shower over the bath, and a second shower and WC are located next to the laundry. The laundry room has plenty of storage and is conveniently located away from the main living areas. The all-white kitchen features an impressive 6-burner stainless steel gas cooktop, a dishwasher, and plenty of cabinetry and storage. This leads to informal and formal dining areas, which open to the outdoor entertaining area via French doors, making it ideal for eating inside or outside on those balmy days. The large outdoor entertaining area, which includes a fishpond, seamlessly transitions to a lush green lawn, bordered by established gardens, where the entire family can spend their afternoons playing games, lounging on the grass and watching the clouds, or pottering around in the garden while the children play hide and seek in the cubby. With a double garage at the back of the property and an extended double carport for all of the cars behind an auto roller door, there is plenty of room for all types of vehicles, including a boat, camper trailer, motorcycles or classic cars, while keeping them safe. Other features include:- ducted evaporative throughout the main house, and reverse cycle air-conditioning to the studio- water temperature control - multiple gas points outside for BBQ and heater- solar panels (1.4kw)- fruit trees (lemon, orange and nectarine) Largs Bay School and Largs North train station are both within walking distance. The beach is nearby, as are shops, cafes, and restaurants. Please note the property is currently tenanted, with a fixed term tenancy until 3rd June 2024, and vacant possession will be provided so the property is ready to move straight in!