

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

**House For Sale**

Tuesday, 21 May 2024



12 Lomond Avenue, Kensington Park, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

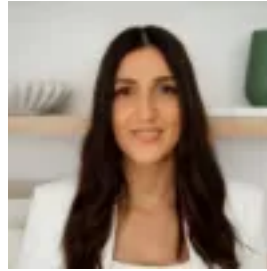
**Parkings: 1**

**Area: 403 m2**

**Type: House**



Angelo Crisci  
0883328688



Elinore Rositano  
0883328688

## **Auction Saturday 15th June at 2PM (USP)**

Boasting a modern Neo-Tuscan influence, this property offers a harmonious balance of style and practicality, ideal for those seeking a low-maintenance lifestyle in a highly coveted location. Upon entry, you'll be captivated by the sense of spaciousness that greets you. To your right, the master suite provides a private retreat complete with its own ensuite, built-in robes, and external access, ensuring comfort and convenience. The living, dining, and family area seamlessly flow into the internal courtyard, providing versatile spaces for relaxation and entertainment. Two additional bedrooms, along with a bathroom and laundry room, are neatly tucked away down the hall, offering privacy and functionality. At the rear of the home lies a second family room, a cozy meals area, and an open kitchen, all bathed in natural light streaming through expansive windows. These picturesque windows not only illuminate the space but also infuse it with an inviting and airy atmosphere, perfect for gatherings and everyday living. The true highlight of this home is the vast outdoor undercover area, perfect for year-round entertaining and relaxation. Discover a garage that offers more than just parking. With an attic for extra storage, Easily stow away your belongings in the ample space provided, accessible via a discrete staircase tucked away for convenience.

**Property Features:**

- 3 bedrooms, including a master with walk-in robe and ensuite
- Well-equipped kitchen
- Spacious living, dining, and family areas
- Additional family living area
- Tranquil courtyards with pond
- Large undercover paved area, ideal for entertaining
- Garage with attic
- Torrens Titled
- Ducted r/c air conditioning throughout
- Close proximity to quality Schools: Pembroke College, Marryatville Primary, Loreto College

Close to Burnside Village, Norwood Parade, Adelaide CBD and so much more! Experience the epitome of modern comfort and timeless charm at 12 Lomond Ave. Don't miss out on this opportunity to make it yours.

**Specifications**

Land size/ 402m<sup>2</sup> approx. Year Built/ 1994 Council Rates/ \$1498.85 per annum approx. ESL Levy/ \$183.05 per annum approx. SA Water Sewer / \$540.32 per annum approx. Zoning/ SN- Suburban Neighbourhood

**Auction Onsite: Saturday 15th June at 2PM (unless sold prior)**

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of RMC Real Estate at 260 Magill Road, Beulah Park for at least 3 consecutive business days immediately preceding the auction and at the place which the auction is to be conducted 30 minutes immediately before the auction. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights, pictures are for illustration purposes only and all interested parties should make their own inquiries and obtain their own legal advice. RLA 158869