

14A Alpha Street, Kensington Park, SA 5068



Sold House

Wednesday, 14 February 2024

14A Alpha Street, Kensington Park, SA 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 470 m2

Type: House



Bevan Bruse
0884318181



Theon Bruse
0419816470

\$1,055,750

THIS IS A PRIME LOCATION WHERE MANY BUYERS WILL BE KEEN TO ACQUIRE THE PROPERTY DUE TO THE OPPORTUNITY TO LIVE IN WONDERFUL ALPHA STREET IN KENSINGTON PARK, SO CLOSE TO EVERY CONVIENCE OF THIS WONDERFUL LOCATION. Do not miss out on this one. It is a very good and rare opportunity. Land size 470m2 (approx.) 16.51m x 28.34m. THIS HOMETTE IS TORRENS TITLE. The homette has an entrance hallway that leads to the very desirable, large living room. This room has a wonderful outlook to the front of the residence with a garden view. Adjacent to the living area is a separate dining room which is ideally set up close to the kitchen facility and direct access to the amazing, undercover outdoor living area. The kitchen of the home has been upgraded and is a very desirable kitchen with ample cupboard and bench space that will suit many buyers. The balance of the home is set up as three very good-sized bedrooms and all with an excellent view to the gardens of the home. The main bathroom facility is in excellent condition and services the three bedrooms very well. There is also a separate laundry facility and a separate WC. The external home also includes a wonderful garden setting which surrounds the perimeters of the residence to the front a very desirable lawn and garden area. IN THE REAR YARD THERE IS A WELL BUILT, WELL DESIGNED, LARGE WORKSHOP ROOM WHICH IS IDEALLY SET UP FOR THOSE BUYERS THAT MAY WANT A WOMENS ART ROOM OR A MAN CAVE ROOM WHICH EVER YOU DESIRE. The outdoor living area of the home is perfect for entertaining and certainly offers the opportunity for buyers to have a garden view from this wonderful entertaining area. The home also includes a lock up garage for one vehicle and ample carparking in the drive way for extra vehicles. This is a prime homette that will sell quickly. Only for sale as the vendor has now moved to a retirement center. A brilliant opportunity. Do not miss it. Bevan Bruse 0419 809 852

Features of the home: - Ducted reserve cycle air conditioning - Bonus workshop in rear yard that could be converted to many uses - Solid brick construction - Minute walk to Marryville supermarket - Minute walk to Pembroke School - Minute walk to a number of parks and gardens - Minute walk to Regent picture theater - So close to Norwood parade, shopping, cinema, restaurants and cafes - House and multipurpose shopping - What a great spot to enjoy a wonderful lifestyle - Great outdoor entertaining area - Established garden setting ZONED SCHOOLS Marryatville Primary School Norwood International High School

INFORMATION Certificate Of Title: Volume 5092 Folio 499 Council: City of Burnside Zoning: Suburban Neighbourhood Council Rates: \$1567.00 per year SA Water Rates: \$215.42 Emergency Services Levy: \$126.90 per year Year Built: 1978 Land Size: 470m2 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. RLA 181689