

**18 Toowong Avenue, Kensington Park, SA 5068**

**HARRIS**

**House For Sale**

Saturday, 2 December 2023

18 Toowong Avenue, Kensington Park, SA 5068

**Bedrooms: 4**

**Bathrooms: 1**

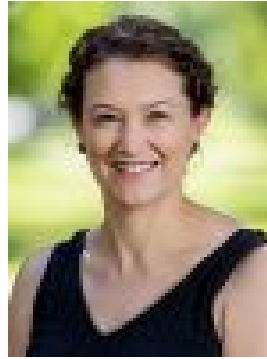
**Parkings: 3**

**Area: 887 m2**

**Type: House**



Annabelle Moore  
0438828654



Sally Jenkins  
0418474642

**\$1.4m**

Excellent opportunity to secure a slice of the prestigious Eastern suburbs with a generous 887m<sup>2</sup> allotment you can choose to restore the classic 1948 Spanish Mission style home, rebuild with plenty of room for that family pool and large backyard OR re-develop (STCC). Offering plenty of character with decorative high ceilings, wooden floorboards, classic Spanish mission frontage and a cute little bay window off the study. There are some modern updates making it a liveable family home, but with some tender love the home could be brought back to life to realise it's full potential as a standout home in the neighbourhood. The generous block size also provides a great opportunity for those wanting to build their own modern masterpiece, or scale down the plans and build two new homes (STCC). Other features to note: Established chicken pen Rain water tank plumber to kitchen Solar hot water system Reverse cycle split system Gas cooking Dishwasher Garden shed Single garage plus carport More than an address, you're gaining a coveted position on a cherished street and a place in the Kensington Park community. Haslam Oval, Kensington Gardens Reserve, Kensington Oval are all in close reach, while prime positioning between Norwood Parade, Magill Road and precincts places a plethora of amenities, cafe culture and nightlife only moments away. Zoned for Marryatville Primary School and Norwood International High School, with numerous private schooling options, including Pembroke, also nearby for a streamlined school run, while it's only 10 minutes to the CBD, or a quick commute via public transport from Magill or Kensington roads. Specifications: CT / 5427/973 Council / Burnside Zoning / SN Built / 1948 Land / 887m<sup>2</sup> Council Rates / \$1998.80pa SA Water / \$254.56pq Estimated rental assessment / \$620 - \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Marryatville P.S, Norwood International H.S Disclaimer: 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 | 226409