

**1A Coolibah Avenue, Kensington Gardens, SA 5068**



**House For Sale**

Wednesday, 15 May 2024

1A Coolibah Avenue, Kensington Gardens, SA 5068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 812 m2**

**Type: House**



Andrew Welch  
0870821411



Julia Kirreh  
0401900940

## **Auction Fri 31 May at 2:30pm on site**

Come home to the comfort of this much-loved mid-century home perfectly positioned beyond a picket-fenced garden on an immaculate allotment of 812sqm (approx). Offering 3 bedrooms and multiple living spaces, the spacious single-level floorplan culminates in a delightful family haven brimming with innate character, warmth and alfresco flair. Beautifully presented interiors offer comfort and charm with timber-look flooring, plantation shutters, split-system air conditioning and ceiling fans. The inviting front lounge flows through to the dining room where concertina doors open to the modern, pendant-lit kitchen. With classic white cabinetry, breakfast bar, Miele dishwasher and stainless steel oven, the sparkling kitchen overlooks the bright and airy casual living zone. The living zone extends to a huge covered entertaining deck - totally private and protected from the elements, (including retractable awnings), this generous rear deck easily accommodates dining, sitting and BBQ areas and gently descends to a paved gazebo area, manicured lawn and landscaped garden beds. Both the front and rear yards follow the sun, providing a wonderful environment for young children to play and explore, with space for a pool, if desired. The three bedrooms are all fitted with ceiling fans - two with mirrored built-in robes; while the blue and white bathroom features heat lamps, a relaxing bathtub, separate shower and w.c. An ideal young family home, the property has been recently underpinned and re-roofed. The owners of this well-loved home have also upgraded and extended the rear of the residence over the years. Features include:-

- Split-system air conditioners in lounge & casual living zone
- Separate laundry
- Additional second w.c.
- Double-glazed rear windows
- Security system
- Shed
- Carport
- Paved driveway with off-street parking

This property relishes one of the Eastern suburbs' most picturesque and convenient positions in a peaceful tree-lined street just a few metres from beautiful Kensington Gardens Reserve. Within minutes, you'll also find local shopping and sporting options, transport, cafes, restaurants and wine bars. Families will appreciate the wide choice of leading schools nearby - St Josephs School, Pembroke, Norwood International High, Magill Primary and Scotch Collegiate Girls School, to name just a few. The CBD is a mere 10-minute commute and Norwood Parade and Burnside Village are just moments away - ensuring every need is catered to with aplomb. Immerse yourself in a sparkling lifestyle at this blue-chip address! Auction: Friday 31st May at 2:30pm on site

CT: 5337/166 Council: Burnside Council Rates: \$2,171.65pa (approx) Water Rates: \$269.91pq (approx) RLA 312012