

2 Fort Avenue, Kensington Gardens, SA 5068

House For Sale

Tuesday, 21 November 2023



2 Fort Avenue, Kensington Gardens, SA 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 778 m2

Type: House



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Auction On-Site Saturday 9th December 10:00AM

Step into a world of charm and character - this delightful three-bedroom, two-bathroom home is nestled in a lovely neighbourhood renowned for its peaceful surrounds. This property is an absolute treasure for those with a penchant for gardening and a love for elegant outdoor spaces, boasting established gardens engulfing the space. Inside, the home features a flowing floor plan that is bathed in natural light while low maintenance tiled floors and reverse cycle air conditioning and heating throughout, ensure year-round comfort. Step into your beautiful entrance lounge room; with a convenient shopper's entry from the double garage, this space provides a warm and welcoming area to relax with family and friends while soaking in the garden views. Each bedroom in this home is generously sized, offering comfort and versatility. The master bedroom is a private retreat, complete with a walk-in wardrobe and a neat ensuite, while the third bedroom presents an opportunity for a home office or a family room, adapting to your lifestyle needs. Continue through the home to the stunning meals and kitchen area, with vast windows allowing natural light to filter through, and to take in the stunning backyard views while preparing and enjoying your culinary creations. The functional kitchen is equipped with a dishwasher, built-in gas stove, raised breakfast bar, and ample wooden style cabinetry. The central bathroom is designed for relaxation, featuring a bathtub and shower, while the internal laundry facilities are connected to the meals area and offer convenient porch access. The crowning glory of this residence can be found in the stunning outdoor spaces. An airy paved pergola is set amidst gorgeous established gardens, adorned with vibrant flowers, vines, and greenery, creating a serene oasis for relaxation and entertainment. Situated in a highly sought-after pocket in the heart of a prestigious schooling district and close by to the Uni of SA Magill Campus. You are also a stone's throw away from Erindale Shopping Centre and Firlle Plaza, public transport, eateries, and so much more, all just a ten-minute drive from bustling Rundle Mall!

Property Features:

- Three-bedroom and two-bathroom home
- The master bedroom has a walk-in wardrobe, and private ensuite
- The third bedroom can also function as an additional family room or home office
- Large front lounge room with recessed ceilings, built-in storage, and views of the gardens
- The kitchen has a dishwasher, built-in gas stove, raised breakfast bar, with white countertops and wooden style cabinetry
- Combined kitchen and meals space with a wall of windows and a laundry corner space
- Reverse cycle ducted heating and cooling
- Blinds and curtains fitted throughout the home
- Plush carpets in the lounge room, master and second bed, floorboards in the third bed/family room
- Tile floors flow through the remainder of the home
- Security system for peace of mind
- Gas hot water system for instant hot water
- External blinds on the family room windows, and auto roller shutters on the lounge room and second bedroom
- Large pergola down the side of the home for entertaining and soaking in the outdoors
- Gorgeous established gardens surround the home
- Three rainwater tanks to save on water
- Storage room at the rear of the home with roller door for convenience
- Double garage with auto panel lift door, internal and backyard access
- Extra parking in the paved driveway for multiple vehicles
- Secure front porch with intercom access
- St Joseph's School Tranmere is less than a minute away

Schools: The nearby zoned primary school is Magill School. The nearby unzoned primary school is East Torrens Primary School. The nearby zoned secondary school is Norwood International High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | GN - General Neighbourhood\Zone | BurnsideLand | 778sqm(Approx.)House | 282sqm(Approx.)Built | 2009Council Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa