

**2 Park Road, Kensington Park, SA 5068**



**Sold House**

Tuesday, 9 April 2024

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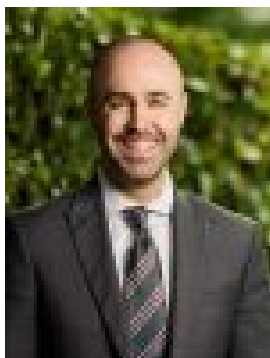
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 681 m2**

**Type: House**



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**\$1,652,000**

Introducing a prime opportunity in Kensington Park! Nestled at 2 Park Road, this property presents a rare chance to secure a sizable allotment in a highly sought-after locale. Boasting an original 3-bedroom, 1-bathroom, 1-car dwelling on 681sqm, this offering is ideal for savvy investors and developers. Situated on a corner block with impressive dimensions, featuring a 15.24m frontage to Park Road and a 44.72m frontage to Shipsters Road, this property exudes potential. While the existing home holds historical charm, its true value lies in the land. Strategically positioned just 6km from the Adelaide CBD, Kensington Park strikes the perfect balance between urban convenience and suburban serenity. Residents enjoy easy access to a plethora of local amenities, including the vibrant Norwood Parade renowned for its eclectic mix of cafes, restaurants, and boutique shops. For those seeking convenience, public transport options are readily available, ensuring seamless connectivity to the city and beyond. Moreover, a short commute leads to the prestigious Burnside Village, offering a premium shopping experience. Nature enthusiasts will delight in the abundance of nearby parks and reserves. From the tranquil Waterfall Gully Reserve to the scenic Mount Lofty hiking trail, there's no shortage of outdoor adventures to embark on. Located within the sought-after zones of Marryatville Primary School and Norwood International High School, or Pembroke School is just a brief 5-minute walk away. With its generous frontage, this property beckons those with a vision. Whether you're dreaming of constructing your ideal home or exploring subdivision possibilities, the potential here is limitless. (STCC) 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. RLA 322799 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 | BURNSIDE Zone | EN - Established Neighbourhood \\ Land | 681sqm (Approx.) House | 261sqm (Approx.) Built | 1910 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa