

**23 Orient Road, Kensington Gardens, SA 5068**

**Boffo**

**House For Sale**

Friday, 3 May 2024

23 Orient Road, Kensington Gardens, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



John Riggall  
0882697711

## **Auction \$1,100,000**

Auction Location: On Site Welcome to the epitome of suburban elegance nestled in the heart of Kensington Gardens. This captivating three-bedroom family home offers a harmonious blend of comfort and style, providing ample living space, two bathrooms, and a convenient double garage. Step outside into your own private retreat, where a pitched roof pergola beckons for leisurely moments. Built on a low-maintenance 350m<sup>2</sup> (approximately) allotment in 2001 and lovingly maintained by its single owner, this residence exudes timeless charm and sophistication, making it a rare gem in this idyllic street. Features that make this home special:- Master bedroom with ceiling fan, ensuite and walk-in robe- Bedrooms 2 and 3 with ceiling fans and extensive built-in robes- Lounge room upon entry - Open family and dining room with ceiling fan - Timeless white kitchen with gas cook top, electric oven and cupboard and bench space - Outdoor entertaining area with pitched roof pergola- Three-way bathroom with powder room, toilet and bath and shower- Laundry with storage - Paved courtyard - Ducted reverse cycle air-conditioning - Double garage with rear roller door access - Extensive North facing windows in family room - Tool shed- Built in 2001- 350m<sup>2</sup> (approximate) Ideally located in the highly sought-after suburb of Kensington Gardens, this charming residence is nestled close to a variety of quality public and private schools, UniSA Magill Campus, Romeo's Foodland, Erindale Shops, and public transport options. Enjoy the convenience of being just a short drive away from the shopping and entertainment options along Magill Road and The Parade, ensuring you're never far from all the amenities and attractions the area has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174