

26 Birnie Avenue, Kensington Park, SA 5068



Sold House

Thursday, 4 April 2024

26 Birnie Avenue, Kensington Park, SA 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 627 m2

Type: House



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\$1,600,000

Auction Location: on site As charming as yesteryear, as functional as today and a promise to continue the pleasure tomorrow! Step into the timeless elegance of this charming circa 1928 bungalow, exuding an enchanting allure from every corner of its generous 627 sqm (approx) land allotment. Embracing its heritage with pride, this home boasts an impressive street presence that sets the tone for the warmth and character awaiting within. Spread across its welcoming layout are three generously proportioned bedrooms (all with their own split system air conditioners), providing ample space for rest and relaxation. An updated bathroom (circa 2019), complemented by a convenient second toilet, ensures modern comfort for the whole family. The heart of the home lies in its open-plan kitchen, seamlessly flowing into the adjacent dining area and air conditioned lounge room. Here, gatherings with loved ones are enhanced by the seamless transition between indoor and outdoor living. Step outside to discover a picturesque rear garden, where a charming sitting nook beckons you to unwind amidst the tranquility. A terraced garden area at the rear presents the perfect canvas for cultivating your own vegetables, adding a touch of homely charm to your culinary adventures. Throughout the home, cherished character features such as polished boards, fireplaces and leadlight windows evoke a sense of nostalgia while seamlessly blending with modern comforts. For the handyman or those seeking a retreat, a shed at the rear of the property offers versatility as a man cave, workshop or simply handy additional storage space. Nestled in a quiet street, this home offers a peaceful retreat from the hustle and bustle of city life, yet remains conveniently located near highly sought-after schools, shopping precincts, and public transport options. From the moment you step inside, you'll be enveloped in a sense of warmth and welcome, making this beautiful residence a place you'll be proud to call home for years to come.

AUCTION: Friday, 19th April at 12:30pm (USP) - **CONTRACTED AT AUCTION (\$1,275,000)**
CT: Volume 5243 Folio 869
Council: City of Burnside
Council Rates: \$1,584.00 per annum (approx)
Water Rates: \$216.96 per quarter (approx)
Land size: 627 square metres (approx)
Year Built: 1928 (approx)
To register your interest or to make an offer, scan the code below: <https://prop.ps/l/uyB1ZvhnPWan> (Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Janine Bergin and Hailey Colledge to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent 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.