

**26 Salter Street, Kensington, SA 5068**



**House For Sale**

Wednesday, 10 January 2024

26 Salter Street, Kensington, SA 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 380 m2**

**Type: House**



Janine Bergin  
0417893453



Hailey Colledge  
0451224966

**AUCTION: (\$1.150m) Wednesday 24/01/24 at 5:30pm**

Auction Location: on site Discover the enduring charm of this 1937-built home situated on an easily maintained 380 sqm (approx) lot. Effortlessly marrying classic appeal with modern functionality in a quiet neighbourhood, this property is an ideal retreat for discerning buyers. As you step inside, the Baltic pine floorboards in the front hallway exude a comforting warmth you have come to expect from such a classic home. All 4 bedrooms are of a good size, with ceiling fans and plantation shutters. Bedrooms 1 and 2 also feature built-in robes. The 4th bedroom is thoughtfully equipped with a built-in desk and could easily convert to a study or home office if required. The central hallway seamlessly leads to the open-plan living, dining, and kitchen area bathed in natural light through the large windows creating a bright and inviting atmosphere. The breakfast bar becomes a central hub for gatherings, complemented by the well-appointed Wallspan kitchen featuring a large corner pantry, an abundance of cupboard space and stainless steel appliances. Relax in the adjoining family room or step outside to a pergola-shaded outdoor entertaining area perfect for your morning coffee, Sunday family lunches and entertaining friends. The well maintained garden, with two garden sheds, provides a blank canvas for you to add your own personal touches. The large family bathroom has been updated and conveniently includes the laundry. A second bathroom provides for an additional shower and toilet. Experience year round comfort with zoned ducted reverse cycle air conditioning in all 4 bedrooms and hallway and a split system in the rear family room area. Situated in this peaceful yet highly sought after neighbourhood, this home captures the essence of Eastern suburbs living without unnecessary embellishments. Proximity to public transport, local shopping, and easy access to the CBD ensures a practical and comfortable lifestyle. With Pembroke School, Marryatville High School, Marryatville Primary School and Mary MacKillop School all within easy walking distance, this property also provides the perfect opportunity to make it your family forever home.

**AUCTION:** Wednesday 24th January at 5:30pm, on site (USP)(\$1,150,000)**CT:** Volume 5083 Folio 650**Council:** Norwood Payneham St Peters**Council Rates:** \$2,092.71 per annum (approx)**Water Rates:** \$243.05 per quarter (approx)**Land size:** 380 square metres (approx)**Year Built:** 1937 (approx)**To Pre-register for Auction or to make an offer if applicable**<https://prop.ps/l/AmW81jeuYYkZ>(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.