

**32 Corinda Avenue, Kensington Park, SA 5068**

**HARRIS**

**Sold House**

Friday, 6 October 2023

32 Corinda Avenue, Kensington Park, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 384 m2**

**Type: House**



Annabelle Moore  
0438828654



Sally Jenkins  
0418474642

**\$1,320,000**

An excellent opportunity to secure your own slice of the leafy Eastern suburbs where you are in prime position to access sought after private and public schools, community parks/reserves and a short stroll to the bustling Norwood Parade or revamped Magill Road. Designed with modern living in mind, subtle high-end details elevate the property throughout, from Tuscan features and opaque sand blasted glass to lofty coffered ceilings and multi-zone inbuilt sound system. Manicured gardens and lush lawns complement the Tuscan-style frontage, a metal entrance door securing the front portico for extra peace of mind. An expansive open plan living area skilfully blends indoors and out, with wall-to-wall windows framing views across the tiered rear garden. French doors step out to paved alfresco area with extensive weatherproof sail, certain to be the setting for all your gatherings with friends and family. Established gardens offer a setting to please the passionate gardener without ever demanding excessive down time for their care. Effortless flow continues across the central kitchen, combining gas cook top and electric oven and stainless-steel appliances with abundant cupboard space, including double full length corner cabinets. Clever placement of a generous island bench overlooking considerable living space cements its place as the hub of your home, allowing you to oversee evening homework at the dining table while whipping up a hearty meal or entertain your nearest and dearest without breaking the conversation. A second living space at the entrance of the home provides views out to the front garden and offers flexibility to make it a formal living space, study or home office and cleverly creates breadth and space when you enter the home. A serene main bedroom suite is smartly serviced by galley built-in robes, connecting to a tranquil ensuite with wide vanity and dual basins, while two additional good-sized bedrooms are neatly nestled away in their own exclusive wing, stylishly serviced by an equally impressive family bathroom with bathtub. More than an address, you're gaining a coveted position on a cherished street and a place in the Kensington Park community. Haslam Oval, Kensington Gardens Reserve, Kensington Oval are all in close reach, while prime positioning between Norwood Parade, Magill Road and precincts places a plethora of amenities, cafe culture and nightlife only moments away. Zoned for Marryatville Primary School and Norwood International High School, with numerous private schooling options, including Pembroke, also nearby for a streamlined school run, while it's only 10 minutes to the CBD, or a quick commute via public transport from Magill or Kensington roads. Whether you're downsizing, expanding, or rethinking the way you live entirely, you may have just found the perfect fit.... More to love:- Secure garage with internal access- Additional off-street park- Fenced front garden with secure gates- Separate laundry with exterior access- Ducted reverse cycle air conditioning, replaced 2021- Gas connection to rear living area- Ceiling fans- Established gardens- Wood-look floors and neutral carpets- Downlighting throughout, with LED globes to rear living- Security system and video intercom- In-built ceiling speakers to front lounge, main bedroom, ensuite, bathroom, rear living and outdoors- NBN ready

Specifications: CT / 5798/53 Council / Burnside Zoning / Suburban Neighbourhood Built / 2001 Land / 384m<sup>2</sup> Frontage / 10m Council Rates / \$1788.40pa SA Water / \$235.38pa ES Levy / \$208.75pa Estimated rental assessment / \$800 - \$880 per week / Written rental assessment can be provided upon request

Nearby Schools / Marryatville P.S, Norwood International H.S

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