

4/103 Kenilworth Road, Parkside, SA 5063



Unit For Sale

Tuesday, 28 November 2023

4/103 Kenilworth Road, Parkside, SA 5063

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 94 m2

Type: Unit



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Auction On-Site Wednesday 13th December 6:00PM

Nestled in the heart of Parkside, 4/103 Kenilworth Road is a charming two-bedroom haven that seamlessly blends comfort and convenience. The main suite, adorned with a spacious built-in robe and ceiling fan, exudes a sense of tranquillity. Both bedrooms are generously sized with plush carpets, and the second bed offers versatility to suit your needs. The well-equipped bathroom offers a bathtub, glass shower, toilet, vanity storage, mirrored cabinets, and functional handrails for safety. A thoughtfully designed kitchen awaits, boasting ample cabinetry, easy-to-clean vinyl floors, a gas stove, and a convenient Puratap. The connecting meals area allows for a seamless -cooking to table- dining experience. The lounge room, adorned with plush carpeting, invites relaxation and entertainment. For climate control, a split system air conditioner and gas heater grace the lounge, creating an ideal atmosphere no matter the season. The rear courtyard, a private outdoor retreat, is perfect for morning coffees or evening relaxation, while the gated front lawn space adds a touch of greenery to the residence. This delightful property extends its appeal with a well-equipped laundry and a single garage featuring a convenient roller door, with additional parking available in the driveway. The home also features roller blinds on all windows, providing both security and privacy. This home is a harmonious blend of functionality and style, ready to embrace its new owners with open arms. Situated at 4/103 Kenilworth Road, Parkside, this residence is strategically located near Howard Florey Reserve and Windsor Terrace Linear Park, offering a perfect balance of urban convenience and natural retreats. The Arkaba hotel and shopping facilities of Foodland and Woolworths are within easy reach, ensuring all your needs are met, while a myriad of restaurants and transportation options add to the vibrant lifestyle this location affords. Experience the epitome of suburban living in this Parkside gem. Property Features:

- Two-bedroom and one-bathroom unit
- The master bedroom has a ceiling fan and built-in wardrobe
- Front lounge room with a split system air conditioner and gas wall heater for comfort
- Combined meals and kitchen area with vinyl flooring
- The kitchen has a dishwasher, Puratap water filter, gas stove, and a pantry
- The bathroom has a bathtub with a handrail, a glass shower also with a handrail, a toilet, vanity storage, and mirrored cabinets
- The separate laundry room has storage and backyard access
- Storage cupboard in the hallway
- Plush carpet floors in the lounge room, hallway, and bedrooms for comfort
- Gas hot water system for instant hot water
- External roller blinds on all windows for comfort and privacy
- Single car garage with roller door and backyard access and an extra space in the driveway
- Rear courtyard with a rainwater tank
- Front unit with a gated lawn space

• Parkside Primary School is only two minutes away
Schools: The nearby zoned primary school is Parkside Primary School. The nearby zoned secondary school is Glenunga International High School. The nearby unzoned secondary schools are Urrbrae Agricultural High School, and Mitcham Girls School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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.

Norwood RLA 278530 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 | UNLEY Zone | EN - Established Neighborhood \ House | 94sqm (Approx.) Built | 1974 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa