

4/384 Glynburn Road, Kensington Gardens, SA 5068



## Sold Unit

Friday, 11 August 2023

4/384 Glynburn Road, Kensington Gardens, SA 5068

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 158 m2

Type: Unit



Hailey Colledge

0451224966

**\$580,000**

Auction Location: on site Do not be deceived by the address! This residence is flawlessly tucked away from the road, ensuring complete privacy. It is so discreetly positioned that one would never suspect being situated on Glynburn Road. With loads of warmth and low-maintenance appeal 4/384 Glynburn Road, Kensington Gardens, offers a stylish and comfortable living experience. This double brick, two-bedroom property is perfect for first-time buyers, downsizers and investors with an interior that has been thoughtfully updated with contemporary finishes, creating an elegant and sophisticated ambiance throughout. The living area is bathed in natural light, thanks to large windows that overlook the beautifully maintained front garden. It's the perfect spot to relax and unwind after a long day, with plenty of space for your favourite furniture pieces. The kitchen is a chef's delight, boasting sleek countertops, and modern cabinetry. Whether you're preparing a quick meal or hosting a dinner party, this well-designed space provides both functionality and style. The unit features two generously-sized bedrooms, each offering a comfortable retreat for rest and relaxation. The bedrooms are fitted with built in robes, allowing for easy organisation and storage of personal belongings. The bathroom has been tastefully updated with modern fixtures, a sleek vanity, and a luxurious shower and ultra modern bathtub. It's the ideal place to refresh and rejuvenate, ensuring a tranquil start and end to your day. Another great asset to this unit is the 1-car garage with internal access. This convenient feature provides secure parking for your vehicle and easy access to the unit, keeping you protected from the elements. The garage also offers additional storage space for seasonal items or recreational equipment. Located in a sought-after neighbourhood, this unit offers convenient access to a range of amenities. Shopping centres, parks, and public transportation are all just a short distance away, making everyday errands and entertainment a breeze.

**AUCTION:** Friday, 18th August at 12:30pm, on site - **CONTRACTED AT AUCTION**

**CT:** Volume 5057 Folio 49 Council: City of Burnside Council Rates: \$935.20 per annum (approx) Water Rates: \$146.65 per quarter (approx) shared meter Strata Levy: \$454.50 per quarter plus \$151.50 per quarter (approx) Land size: 158sqm (approx) Year built 1975 To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/Mu2HUZONyqLo> (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 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.