

4/46 High Street, Kensington, SA 5068



Townhouse For Sale

Wednesday, 22 May 2024

4/46 High Street, Kensington, SA 5068

Bedrooms: 2

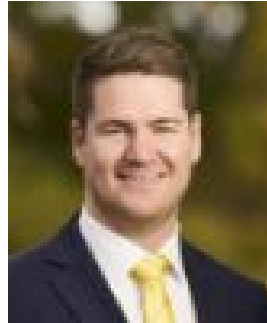
Bathrooms: 1

Parkings: 1

Type: Townhouse



Andrew Welch
0870821411



Tim Knowling
0451667360

Auction Fri 7 June 12:30pm on site

Offering a location that is hard to beat within the historical Kensington Village, and shouting out to young buyers and downsizers alike, this beautifully-scaled, two-level, 2 bedroom, 1.5 bathroom townhouse offers intimacy, warmth and 'cool' urban refinement. Only steps from buses, moments from cafes and bars, and within a stone's throw of vibrant Norwood Parade, this fantastic townhouse is a real gem that needs to be seen! The private driveway leads to a "breakaway" group of seven townhomes set in a no-traffic court setting where the Mediterranean-inspired white brick facades separated by high curvaceous walls, will instantly appeal. The picture-perfect profile, flushed with natural light, reveals an airy palette of fresh white interiors evoking a tranquil feel, with blonde timber-look flooring flowing through the downstairs open plan living, kitchen and dining areas. The welcoming lounge boasts a wall of glazing with French doors flowing out to the front paved area. At the centre of the home, the sleek kitchen, fitted with white cabinetry, grey benchtops, dishwasher and stainless steel splashbacks, features a breakfast bar overlooking the dining and casual living area. But it is the alfresco rear courtyard seamlessly connecting indoors with the outdoors, that will draw your focus. High walled, paved and completely private, it is a perfect outdoor living and entertaining area. The carpeted stairs step up to the two bedrooms. The front bedroom with a walk-in robe and split system air conditioner, opens out to a romantic balcony with space to sit and contemplate; while the second bedroom offers mirrored built-in robes. Generous and peaceful - they share a stylish, skylit black and white bathroom with bath, overhead shower and w.c. This fantastic townhouse in such a highly sought-after address also includes:-

- Separate powder room downstairs
- Concealed European-style laundry
- Understair storage
- Linen cupboard
- Timber floorboards on upper level
- Courtyard gate to rear access laneway
- Common (lawned) reserve area for entire Group
- Off-street parking in front paved driveway

A 10-minute commute into the City, and surrounded by a host of lifestyle attractions, including the Rising Sun Inn (c1845) still trading around the corner and the popular Lune Bar and "The Kensi" Hotel are both just down the street. It's within a stroll of bus routes, parks, cafes, The Parade, and within close proximity to elite schooling options, such as Marryatville Primary & High Schools, Pembroke & Loreto Colleges, St Joseph's Memorial Primary School and Mary MacKillop College. It is a prized pocket treasured by locals for its character, history and heritage buildings. Don't miss this opportunity to make it part of your history!

Auction: Friday 7th June at 12:30pm on site
CT: 5046/642
Council: Norwood, Payneham & St Peters
Council Rates: \$1,265.00pa (approx)
Water Rates: \$153.70pq (approx)
Strata Levy: \$487.50pq (approx)
Sinking Fund: \$243.75pq (approx)
RLA 312012