

**404 Kensington Road, Erindale, SA 5066**

Pilgrim 袁

**Sold House**

Tuesday, 15 August 2023

404 Kensington Road, Erindale, SA 5066

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 845 m2**

**Type: House**



Brett Pilgrim  
0432401010

**\$1,151,000**

Sited on approximately 845 square metres, this large family home provides an opportunity to renovate and upgrade to suit your own taste. This home comprises of a formal entry, a generously proportioned light filled front living room with dual window aspects looking out to a wrap around front verandah, and a second family room beyond the formal entry faces out onto a large decked area overlooking the garden. The formal dining room follows beautifully onto a very spacious and modernized kitchen, boasting plenty of bench top and cupboard space. The kitchen and mirroring laundry beyond feature ceaser stone bench tops, dishwasher, a beautiful gas cook top and electric stove. 4 of the 5 double size bedrooms are comprised with large built-in robes, with the main updated dual access bathroom situated conveniently adjacent off the hall. You will find a separate lavatory and utility room here, with plenty of storage for your families needs. You will also find a second updated bathroom which services the large master bedroom further towards the back of the home. Ducted reverse cycle air-conditioning, neutral decor, 2.4 meter ceilings and hardwood floors are just some of the comforts and features you will find within this home. The outside is surrounded by an attractive garden and lawned area which is fully enclosed featuring a stunning Japanese maple. While there is plenty of room for leisurely barbecues with family and friends on the generous grounds, you'll also enjoy the undercover decking leading off the main family room for more intimate entertaining. The undercroft extra large double garage, and huge storage and cellar space under the home, provide ample space for the home handyman, with easy dual gate access running both sides of the property. Positioned amongst sought after schools, such as Burnside Primary and St Peters Girls School, it offers exceptional local facilities such as the George Bolton Swimming Centre, Hazelwood Park, the Erindale Shopping Village, Lockwood General and the Taylor Blend cafés are all within minutes from this location. All-in-all the property represents an outstanding opportunity to create an enviable lifestyle for your family, and or an astute investment for your future, within a very popular premium suburb located around 5 kms from the Adelaide CBD. More reasons to love: • Boasts an 845m<sup>2</sup> allotment • Zoned for Burnside P.S & Norwood Morialta H.S • Burnside council • Undercroft double car garage • Ducted reverse cycle A/C.