

**453 Kensington Road, Rosslyn Park, SA 5072**



**Sold House**

Thursday, 9 November 2023

453 Kensington Road, Rosslyn Park, SA 5072

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1417 m2**

**Type: House**



Frank Zhao

**\$1,720,000**

An outstanding and rare opportunity to secure a highly prized vacant allotment to build your next development project with planning consent available for one new home in this highly desired position or create your own dream family home on this generous allotment surrounded by other well-established family homes in this enviable position. Offering some 1417sqm north-facing rear land with a wide frontage of 22.4m approx. offering the opportunity to build your dream single or double storey home taking full advantage of this brilliant position. This site is a real winner build your dream home on this premiere allotment. Features:- Planning Consent available - Large formal living rooms, kitchen, family room, laundry & WC-4 bedrooms, main with ensuite, family bathroom & separate WC-Doors upstairs from 2 main bedrooms to balconies-Generous storage throughout-Large double garage & extensive undercover area for vehicles/patio-Ducted reverse-cycle air conditioning, two-way wood heater Locality:- 1 min to Stop 19 Penfold Rd (Bus direct to CBD) -1 min to Wattle Park Shopping Centre -2 mins to Erindale Shopping Centre-8 mins to Burnside Village-3 mins to St Peter's Girls' School-2 mins to Norwood International High School-4 mins to St Joseph's School - Tranmere-3 mins to Magill School-6 mins to Burnside Hospital \$750 per week, currently leased until 19/01/2024 RLA 285210 all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office-Suite 5/72 Carrington St, Adelaide SA 5000 for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.