

# 459 Kensington Park, Rosslyn Park, SA 5072

## House For Sale

Wednesday, 24 April 2024

459 Kensington Park, Rosslyn Park, SA 5072

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 731 m2

Type: House



Cindy Zhang  
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## \$1.8M-1.98M

Elegant Family Residence with Timeless Appeal Perched gracefully above Penfold Road, awaits a cherished family abode that promises to captivate at every turn. Built in 1988, this beloved home, from the moment you step inside, a sense of warmth and sophistication permeates the air, with meticulously appointed living and entertaining areas seamlessly flowing throughout the ground floor. Upstairs, three generously proportioned bedrooms await, including a master suite replete with ensuite, walk-in robe, and a private balcony, offering a serene retreat from the world. Embrace the joy of hosting in the formal lounge and dining rooms, perfect for those cherished gatherings with loved ones. The designer kitchen, boasting granite benchtops and adjacent casual meals area, serves as the heart of the home, a culinary haven where memories are made and shared. Step outside to discover an Asian-inspired deck overlooking manicured gardens and a glistening pool, basking in the gentle glow of solar heating. From twilight dinners to lively pool parties, the possibilities for enjoyment are endless, making every moment spent here nothing short of extraordinary. In a city renowned for its laid-back lifestyle, this poolside paradise sets a new standard for Adelaide living, offering a haven of relaxation and entertainment that's simply unmatched.

**Spacious Living:** Multiple living areas, including a formal lounge and dining room, perfect for both everyday living and special occasions.

**Designer Kitchen:** Fully-equipped kitchen with granite bench tops and adjacent casual meals area, providing a stylish and functional space for culinary delights.

**Bedroom Retreat:** Three generous bedrooms upstairs, including a master suite with ensuite, walk-in robe, and balcony access, offering a peaceful sanctuary to unwind.

**Outdoor Oasis:** Step outside to an Asian-inspired deck overlooking the tranquil rear gardens and the jewel of the property - solar-heated pool. Perfect for twilight dinner parties or fun-filled pool gatherings with family and friends.

**Modern Amenities:** Ducted reverse cycle air conditioning, automated irrigation, and an alarm system for added comfort, convenience, and security.

**Low Maintenance:** Enjoy the ease of low-maintenance grounds, allowing you more time to relax and indulge in the finer things in life.

**Double Garage:** Secure double garage with automatic door, providing ample space for parking and storage.

**Additional Details:**

- Council: City of Burnside
- Council Rates: \$2256.80 per annum (approx)
- Water Rates: \$479.55 per quarter (approx)
- Land size: 750m<sup>2</sup> (approx)
- Year Built: 1988 (approx)
- Location: Less than 7km to CBD, 0.8km to Penfolds Magill Estate Cellar and moments from boutique shopping of Burnside Village and The Parade.

Don't miss out on the opportunity to make this extraordinary property your own. Whether it's relaxing by the pool, hosting unforgettable gatherings, or simply enjoying the comfort of your own home, 459 Kensington Road offers it all! To arrange a private viewing or for further inquiries, please contact: Cindy Zhang 0414 601 377 [cindy.zhang@harcourts.com.au](mailto:cindy.zhang@harcourts.com.au)