

**5 Kent Avenue, Glenalta, SA 5052**

**HARRIS**

**House For Sale**

Thursday, 21 March 2024

5 Kent Avenue, Glenalta, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1105 m2**

**Type: House**



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## \$1.1m-\$1.2m

This charming property offers a perfect blend of modern comfort and timeless character. With 4 bedrooms, 2 bathrooms, and 2 spacious living areas, this residence provides ample space for relaxation and entertainment. As you step through the front door, you'll be greeted by the elegance of polished floorboards and high ceilings that flow seamlessly through the entry, hallway, and bedrooms, adding a touch of sophistication to the interior. The master bedroom boasts a delightful ensuite and built-in robes, providing a serene retreat at the end of a busy day. Step into the main living space and be enveloped by a cozy cabin-like atmosphere. With its warm wood accents, exposed beams, and rustic charm, this area exudes a sense of comfort and relaxation. Imagine curling up by the fireplace on a chilly evening, surrounded by the natural beauty of the interior. Whether it's the crackling of the fire or the soft glow of the lights reflecting off the wooden surfaces, this inviting space evokes a feeling of calmness and serenity. The well-appointed kitchen has ample cupboard space that ensures every utensil and ingredient has its place. With its seamless layout and functional design. Adjacent to the living space, the deck invites you to step outside and immerse yourself in the beauty of the outdoors. Whether you're hosting a summer barbecue with friends or enjoying a quiet morning coffee as the sun rises, this versatile outdoor space provides the perfect backdrop for memorable moments and relaxation. As you venture beyond the deck, you'll discover a relatively flat grassed area, offering endless opportunities for outdoor activities and leisure. Let your children's imagination soar as they engage in spirited games of soccer or simply bask in the tranquillity of nature, creating cherished memories that will last a lifetime. For those who love to tinker or need extra storage space, there's a convenient workspace and wine cellar. Outside, the house exudes charm with its stone work and hints of 1960s character, adding to the curb appeal and making it a truly unique find in the neighbourhood. Don't miss out on the opportunity to make this delightful property your own, where modern comforts and vintage charm come together to create the perfect place to call home. Additional property features- Two-car carport providing convenient covered parking for vehicles- A small shed offers additional storage space for tools, equipment, or outdoor gear- Enjoy year-round comfort with air conditioning throughout the house, ensuring optimal indoor temperatures even on the hottest days- Split-system heating and cooling units in select rooms offer personalized climate control for enhanced comfort and energy efficiency- Take advantage of 6.6kW solar panels installed on the roof, reducing energy costs and environmental impact while harnessing the power of renewable energy- Two large living spaces for extra entertaining.- Spacious dining with lots of natural light- Explore hiking trails, tennis courts, ovals and finding picturesque picnic spots in Belair National Park- Enjoy a stroll to nearby cafe, Joan's Pantry- Walking tracks along Minnow Creek to playgrounds, BMX track and oval- Close to Blackwood shopping precinct and new Blackwood Library Specifications: CT / 5122/516 Council / Mitcham Zoning / Hills Neighbourhood Built / 1965 Land / 1105m<sup>2</sup> Frontage / 28.07m Council Rates / \$2,127.30pa Emergency Services Levy / \$190.60pa Estimated rental assessment: \$700 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Hawthorndene P.S, Belair P.S, Blackwood P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409