

**7/24 East Terrace, Kensington Gardens, SA 5068**



**Unit For Sale**

Thursday, 13 June 2024

7/24 East Terrace, Kensington Gardens, SA 5068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Gary Musolino  
0883378000

**\$525,000**

Auction will be held on the property on Friday 28th June at 1:00pm (Unless sold prior) With beautiful warm polished timber flooring throughout and positioned in this tightly held small group with pretty much everything you need nearby. The home has a north facing rear to the kitchen and dining area to enjoy loads of natural light on those clear winter and spring days. The open lounge/dining space is adequate for a good size dining table and lounge suite. There's a huge main bedroom with full length built in robe and the second bedroom enjoys that north facing windows so it will be a great study or home office space. Ducted reverse cycle air-conditioned throughout, a separate laundry and roller door garage with a door at the rear so you can enter your home through the garage across the rear yard and into the kitchen. This home has neutral tones throughout and will benefit from future kitchen and bathroom updates. In such a great location just opposite Kensington Reserve with lots of activities like the Kensington Gardens Bowling and Tennis club and multiple ovals to run and play around. Additionally so close to Pembroke School and Norwood International High School which are extremely sought after (Zoned to Norwood International High School as of June 2024 according to <https://www.education.sa.gov.au>). Don't forget The Parade Shopping district is only just down the road with plenty of shopping, movies to catch and lots of local restaurants and cafes. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 194 Magill Road Norwood for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Strata Admin fee and Levy: \$593.04 per quarter approx. 2023/2024 rates. Council Rates: \$992.35 per annum approx. 2023/2024 rates. E.S.L: \$119.55 per annum approx. 2023/2024 rates. SA Water Rates: \$153.70 per quarter approx. 2023/2024 rates. \*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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.