

**8 Birnie Avenue, Kensington Park, SA 5068**



**Sold House**

Wednesday, 6 September 2023

8 Birnie Avenue, Kensington Park, SA 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,200,000**

An unassuming street presence allows this rusty gem to fly under the radar, but savvy buyers will spot the sparkling potential should they shine a spotlight on its lucrative assets. Of course the prestigious postcode adds immediate appeal, aided by the 627sqm allotment with generous street frontage. The 245sqm floorplan is substantial and abundantly flexible, featuring four large bedrooms, two bathrooms, formal living and formal dining rooms. This highly desirable location boasts endless lifestyle appeal, from the esteemed schools within cooee to the vibrant wine bars, gastro pubs, bustling cafés and specialty shops that make this address the one you must have. Invest, renovate or develop (stcc) - whatever you do it will polish up a treat! - Updated kitchen featuring a Smeg 5-burner gas cooktop and oven - Bosch dishwasher, pantry storage, rangehood, tiled splashback - Easy transition to full open plan living - Bedroom one extends to a study or parent's retreat - Bedroom two includes an ensuite bathroom - Bedroom three has potential as a large additional living area - Bedroom four is huge, also an alternative living area - Floating floors, gas heater, multiple split system air conditioners, ceiling fans - Two well-appointed bathrooms - Large single garage and extensive driveway parking - Established gardens and a cellar - Zoned Marrayatville Primary and Norwood International High School - Walk to the esteemed Pembroke School, near St Joseph's School - Walk to Magill Road and The Parade shopping and dining precincts - Walk to popular cafés and restaurants and fabulous local reserves - Land size 627sqm approx. (15.24m x 41.15m) RLA 285309