

1/6 Orient Road, Kensington Gardens, SA, 5068

Boffo

Apartment For Sale

Wednesday, 14 August 2024

1/6 Orient Road, Kensington Gardens, SA, 5068

Bedrooms: 2

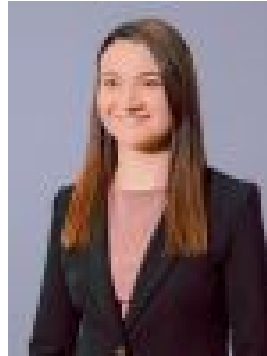
Bathrooms: 1

Parkings: 1

Type: Apartment



Allison Bartlett



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Absolute Gem in an Outstanding Location close to all Conveniences!

This outstanding low-maintenance homette presents a perfect blend of serenity and convenience. Set within a small group, you will experience the very best in city fringe living in a leafy tree lined Eastern suburb street.

In a prime street facing location this gorgeous home provides a flexible floorplan, opening to a spacious lounge room with a gas heater and serene views to the front garden, it flows through to a dining room with a sliding door to a large private courtyard. Well-appointed kitchen, two bedrooms, neat bathroom, private low maintenance rear yard and secure garage with the option to utilise as an additional room, completes this charming home.

A new home to be proud of in an enviable location within walking distance to an abundance of cafes, restaurants, boutique shopping and entertainment located on The Parade and Magill Road. Additionally, a short 700m walk to the beautiful Kensington Gardens reserve serving as your extended backyard and inviting you to enjoy leisurely strolls and various recreational amenities.

Whether you are looking for a home to live in, within this in demand area, or searching for a quality investment property; this residence is the one for you.

Features that make this home special:

- Master bedroom with wall unit air conditioner, walk-in robe and access to bathroom
- Additional bedroom with built-in robe
- Light filled lounge with gas heater
- Dining room adjacent living with split system air conditioner and access to courtyard
- Neat and tidy kitchen with gas cooktop and window looking out to the rear yard
- Well-appointed bathroom with separate bath and shower
- Separate toilet for added convenience
- Spacious laundry
- Large serene courtyard
- Single garage with roller door and access to rear yard

Your new home is delightfully close by to public transport options and only 7.2kms (approximately) to the CBD. Located near to many sought-after schools including Norwood International High School, St Peter's Girls' School, St. Ignatius College, St Joseph's College, Marryatville High School, Loreto College, Pembroke College and Pembroke School Early Learning Centre.

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

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 78-80 North East Road, Walkerville 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.

RLA 313174