

**15 Park Road, Kensington Park, SA, 5068**



**House For Sale**

Saturday, 10 August 2024

15 Park Road, Kensington Park, SA, 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bevan Bruse  
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Theon Bruse  
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**CLASSIC RETURN VERANDA STONE FRONTED BUNGALOW. 7 MAIN ROOMS, 2 LIVING AREAS, 2 BATHROOMS, WINE CELLAR.**

LOCATION. LOCATION. LOCATION.

A spectacular opportunity for many buyers who wish to live in this marvellous location so close to Pembroke School and every wonderful facility of living in Kensington Park.

A home that has been well maintained by the current owners who have now moved to Japan.

The home has had extensions built on to cater for modern family living and offers charm and character of a Bungalow, featuring polished floorboards, decorative high ceilings, timber fretwork, fireplaces and picture rails are all features throughout the home.

This wonderful home includes 2 excellent living areas, a formal sitting room and informal living, dining and kitchen area, 3 or 4 bedrooms depending on how a buyer wishes to set the home up.

The home also includes a dry WINE CELLAR.

Excellent kitchen facility with stone bench tops and two excellent bathrooms.

An opportunity for any buyer to move in, live and enjoy an extremely wonderful lifestyle in this brilliant location so close to every convenience of the Eastern suburbs in a beautiful tree lined road.

A great outdoor living area. Is undercover with Timber Deck Floor. This area is extensive and overlooks the garden areas.

To the front of the home there is a high fence with electric security gates and extensive lawns and established garden areas.

The home features –

100m from Pembroke College

10KW Solar System.

Security system.

Ducted Reverse Cycle air conditioning.

So close to Parks and Norwood Parade Shopping, Cafes and Restaurants.

Do not miss out. It is an exciting offering that will suit many buyers.

PLEASE CHECK VIRTUAL TOUR ONLINE

Bevan Bruse

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SCHOOL CLOSE BY

Pembroke College (Private School)

ZONED SCHOOLS

Marryatville Primary School

Norwood International High School

INFORMATION

Certificate Of Title: Volume 5360 Folio 637

Council: City of Burnside

Zoning: Established Neighbourhood

Council Rates: \$2,471.25 per year

SA Water Rates: \$292.41

Emergency Services Levy: \$249.10 per year

Year Built: 1926

Land Size: 631m2

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 advice. RLA 181689