

26 Corinda Avenue, Kensington Park, SA 5068

House For Sale

Wednesday, 10 July 2024



26 Corinda Avenue, Kensington Park, SA 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 585 m2

Type: House



Janine Bergin
0417893453



Hailey Colledge
0451224966

AUCTION: (\$1,350,000) Friday 26/07/24 at 12:30pm

Auction Location: on site Discover this delightful circa 1926 bungalow nestled on approximately 585 sqm of prime land in prestigious Kensington Park. Perfectly located close to Pembroke School and other esteemed educational institutions, this home offers your family a blend of classic charm and modern convenience. Key Features: Three Spacious Bedrooms: All three with ceiling fans, two with fireplaces and built-in robes, providing ample storage and comfort. The main bedroom also features a gas heater and federation-style ensuite for a touch of timeless elegance. Elegant Living Spaces: Formal lounge with fireplace and a recently updated kitchen that opens to a welcoming family room with large windows overlooking the outdoor entertaining area and rear garden. Gourmet Kitchen: Updated approximately 12 years ago and boasting a beautiful pressed metal splashback, breakfast bar and stone benchtops which have been seamlessly extended to the walk-in pantry. Versatile Dining Room: Adjacent to the kitchen, this space can easily be converted into an office with a separate entry from the front of the property for those wishing to run their business from home. Main Bathroom: Also in federation style, complete with a separate bath, shower, and toilet. Outdoor Entertaining: A large pergola with red brick paving, perfect for gatherings and relaxation. Easy Maintenance: The block is designed for low maintenance living, featuring a workshop and garden shed for additional storage and functionality. Embrace the charm and convenience of this delightful bungalow with these additional features:- 3.2m (approx) ceilings in original part of home- ducted evaporative cooling in the original part of the home, - gas heating and air conditioning in the family room, gas heating in main bedroom - top-of-the-line 900mm Westinghouse gas stove and electric oven with a built-in air fryer setting and a Miele dishwasher, - valuable side-by-side double carport at the front of the home- automatic watering systems in both the front and rear gardens. Proudly sitting in one of Kensington Park's most sought-after locales, this home offers comfortable living with the scope for future enhancements. Ideal for families seeking proximity to top schools, an array of shopping facilities, Norwood Parade within walking distance and a welcoming community, this home is a rare find. AUCTION: Friday 26th July at 12:30pm, on site. (\$1,350,000) CT: Volume 5404 Folio 282 Council: City of Burnside Council Rates: \$1,652.10 per annum (approx) Water Rates: \$223.10 per quarter (approx) Land Size: 585 square metres (approx) Year Built: 1926 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/fSzPpVWaQSxt> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Janine Bergin to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent 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.