

26 Tobruk Avenue, Kensington Park, SA 5068



House For Sale

Monday, 8 July 2024

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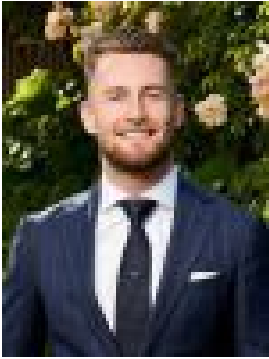
Bedrooms: 3

Bathrooms: 1

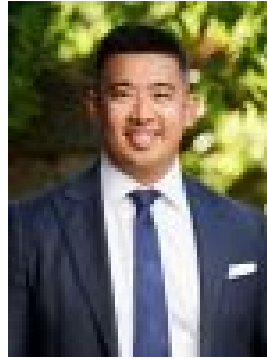
Parkings: 3

Area: 896 m2

Type: House



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Auction On-Site Saturday 27th July 11:30AM

Nestled in one of the most coveted pockets of the popular east, where exclusive schools, scenic reserves and the iconic Parade beckons just moments away, 26 Tobruk Avenue unveils an eye-watering 896sqm allotment of unrivalled possibility. Capturing unwavering family-friendly comfort since its mid-century start, this 3-bedroom solid-brick charmer has served its time beyond measure. Now, at long last ready and waiting for bright new beginnings to take hold, options abound for those in search of a prized parcel to build their dreams. Whether you need to live in as is or lease first while you explore this property's true architectural potential, or let your ambitions run wild from the get-go letting you redesign, rebuild or subdivide with incredible choice (STCC) - seizing such a blue-ribbon home on such a mesmerising block in this sought-after suburb is every bit a once in a lifetime opportunity. Reclaim its character as you plot and plan its future, and with a spacious footprint that sees lofty ceilings, a light-filled lounge, 3 generous bedrooms, as well as an open and airy original kitchen and dining that looks out to a sweeping and sunbathed backyard of lush lawns... it's easy to see why this address stayed off the market for as long as it has. Whichever your rhyme or reason, claiming this remarkable property is a chance not to go begging. Not only for its leafy street and across the road positioning from the pristine Kensington Oval, but its long list of lifestyle appeal. From its stone's throw access to Pembroke and Loreto, Marryatville Primary and Norwood International, Norwood's endless social vibrance and cosmopolitan boutiques at your fingertips, to Morialta, the Foothills and the CBD's thriving East End - planting your feet here promises the brightest of futures for the whole family.

FEATURES WE LOVE

- Incredible 896sqm (approx.) property inviting exciting renovation, redesign, rebuild or subdivision potential in this hugely popular and sought-after location (subject to council conditions)
- Neat, tidy and beautifully maintained inside and out for those looking to update, renovate or extend
- All original interior with solid brick footings
- Light-filled formal lounge, central study, and bright and airy kitchen and dining zone
- 3 generously sized bedrooms, all with BIRs
- Central bathroom, separate WC and practical laundry
- Lovely rear patio with all-weather verandah overlooking a sweeping east-facing backyard catching the best of day's sun
- Large front yard with more lush lawns, long driveway with carport, and double garage at rear

LOCATION

- Envious access to both Kensington Oval and Kensington Gardens Reserve for easy morning strolls, outdoor play time with the kids or destination walks with the dog
- Around the corner from Marryatville Primary and a stone's throw to Norwood International, as well as excellent proximity to Pembroke and Loreto for exclusive private school options
- 1km to the vibrant Parade Norwood teeming with all your café, restaurant, bar and boutique shopping needs
- Only 4km to the Adelaide CBD by way of car, bus, bike or walk

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Burnside Zone | SN - Suburban Neighbourhood \\ Land | 896sqm (Approx.) House | 230sqm (Approx.) Built | 1930 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa