

4/212 Kensington Rd, Marryatville, SA, 5068



House For Sale

Saturday, 10 August 2024

4/212 Kensington Rd, Marryatville, SA, 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

RECENTLY UPDATED, LOW MAINTENANCE TOWNHOUSE ,TWO BATHROOMS!

A three-bedroom townhouse featuring an updated ensuite and balcony to the master bedroom, along with another updated bathroom adjacent bedrooms two and three.

The near new kitchen with loads of bench space , stainless steel appliances including a dishwasher will be a joy to cook in and includes a sliding door from the meals/dining area leading to a private rear yard, and there's also the benefit of a private front courtyard.

The home will allow you to work from home in the good sized study space and offers year round comfort with ducted cooling throughout the upper level and a refrigerated reverse cycle split system air conditioner on the lower level. It has neutral tones throughout and the fact you don't have to think of bathroom and kitchen renovations as they've all been done for you,living here will be a breeze!

A feature that this home has the benefit of ,is that the home is located within the zones of some of the most sought-after and popular local schools. According to education.sa.gov.au, as of August 2024, the home is zoned for Marryatville Primary School and Marryatville High School. Furthermore, it is conveniently located on a bus route and approximately a five-minute drive to the Norwood's Parade shopping district, with many cafes and shops at your fingertips.

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 194 Magill Road Norwood 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.

Current Contribution to Strata Administration Fund: \$641.00 per quarter approx.

Council Rates: \$1311.91 per annum approx.

E.S.L: \$119.50 per annum approx.

SA Water Rates: \$165.55 per quarter approx.

*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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.