

**409 The Parade, Kensington Gardens, SA 5068**



**House For Sale**

Monday, 15 April 2024

409 The Parade, Kensington Gardens, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1394 m2**

**Type: House**



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## Auction On-Site Sunday 12th May 10:00AM

Taking coveted position on the leafy east's most prized thoroughfares, 409 The Parade is a blue-ribbon bungalow awash with welcome interior updates - including a fresh, bag-washed frontage, newly painted inside, and just-laid oak floating floors - all combining to elevate this incredible c.1925 character estate sweeping across a staggering 1,394m<sup>2</sup> priceless parcel. Poised for those with a love for grand, yesteryear abodes, and primed to take the renovation and extension possibilities to brilliant new heights, the breathtaking design potential here cannot be overstated. Existing solid footings see a beautiful return verandah and portico, soaring ornate ceilings, together with a light-filled and lofty 3-bedroom footprint, hugely spacious formal lounge with charming bench seating and picturesque garden views... the size and scope to elevate this already elegant home needs no reminding. With touches of modern contemporary feature and form too, enjoy a sparkling dining and kitchen zone swooning with space to cook with company and socialise as you serve, while the addition of two gleaming bathrooms means this brilliant property is ready for immediate, family-friendly functionality. Seizing such a home in one of the most sought-after locations of Adelaide's inner east and with such an astonishing allotment also opening the doors to dramatic redesign and rebuild potential (STCC), the reasons to pique your interest only begin to mount. Offering a lifestyle few else can claim, the everyday family conveniences here are as deep as the block it sits on. From having both iconic Kensington Garden Park and Reserve right at your fingertips, a stone's throw to Pembroke, Norwood International and Magill Primary for stress-free starts to your day, and the vibrant Parade Norwood less than 2km from your front door where trendy cafés, popular restaurants and bars, boutique shops and weekend entertainment will give you all the excuses to endlessly eat and socialise... do not let this one slip through your fingers!

**FEATURES WE LOVE**

- Beautifully renovated and updated character bungalow set on a sweeping 1,394m<sup>2</sup> (approx.) allotment inviting further potential to extend, redesign or rebuild from the ground up (subject to council conditions)
- Fall in love with soaring, ornate ceilings, fresh interior paint work, beautiful bag-washed external façades, lovely return verandah and entry hall, and newly laid oak timber floating floors
- Hugely spacious formal lounge spilling with natural light and helmed by cosy bench seating
- 3 large and lofty bedrooms, one with bench seating and another with ceiling fan
- Elegant open-plan dining and kitchen zone gliding over large format tile floors, as well as views into the charming all-weather alfresco area overlooking the sunny, north-facing backyard
- 2 full modern contemporary bathrooms, one with separate shower and bath, adding excellent family-friendly convenience
- Secure fencing, long driveway and storage shed

**LOCATION**

- Wonderful access to scenic parks, playgrounds and reserves right outside your door
- Walking distance to Pembroke and Norwood International, and just moments to Magill Primary for great schooling options
- 2-minutes to the bustling Parade Norwood for all your café, restaurant, shopping and social needs
- Only a quick 10-minutes from the CBD's vibrant East End

**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 | EN - Established Neighbourhood \\ Land | 1394sqm (Approx.) House | 242sqm (Approx.) Built | 1925 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa