

452 Magill Road, Kensington Gardens, SA 5068



House For Sale

Thursday, 7 March 2024

452 Magill Road, Kensington Gardens, SA 5068

Bedrooms: 4

Bathrooms: 2

Parkings: 4

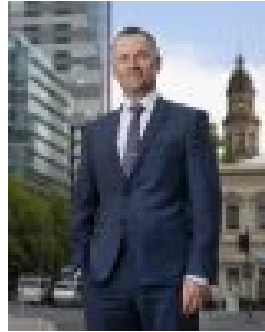
Area: 935 m2

Type: House



Chris Xu

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Andrew Downing

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Auction Sat 23rd March 3:30 PM (U.S.P)

Located in the beautiful eastern suburbs of Adelaide, boasting tree-lined streets and a peaceful atmosphere, Kensington Gardens offers residents a delightful blend of suburban tranquility and urban convenience. With its close proximity to the Adelaide CBD, enjoy easy access to a myriad of amenities and services. Nearby shopping precincts, including The Parade in Norwood and Burnside Village, offer a diverse range of retail outlets, cafes, and restaurants, ensuring residents have everything they need right at their fingertips. This solid brick Torrens titled property offers at least four large bedrooms and two bathrooms. Built in 1964, it stands as a testament to enduring craftsmanship and timeless design. With polished floorboards throughout, you'll instantly fall in love with the light and airy feel of the floorplan. It simply flows from room to room, creating a seamless and inviting atmosphere. Step outside into the backyard, where you'll find a large, full-length outside verandah. This outdoor space is ideal for entertaining or simply relaxing with friends and family. Whether hosting a barbecue or enjoying a quiet evening under the stars, this area provides the perfect setting for creating lasting memories. Walking distance to local supermarkets, Romeo's Foodland & Aldi on Magill Road & Firlle Plaza, just minutes in the car away. Transportation options in Kensington Gardens are abundant, with regular bus services connecting the suburb to the city center and surrounding areas. Further Features Include:- 935 SQM Land size (approx.) with 22.86 M frontage- Spacious living space - Massive master bedroom with ensuite, spa & WIR - Other three bedrooms all with BIRs- Family area with electric fireplace heater- Updated functional kitchen with plenty of storage space plus a formal dining area - Solid timber flooring throughout - Ducted evaporative cooling system- 5kw solar panel system- Tidy and spacious, low maintenance backyard - Garage with two undercover carport plus several open space carparks - Automatic electric gate - Potential development opportunity (STPC) Alternatively, if you envision a brand-new architectural design, this property presents a fantastic opportunity to start from scratch. With its wide frontage and ample land size, you have the space to construct two custom-designed home that perfectly suits you or your family unique tastes and lifestyle (STPC). These features all help make this stunning home an ideal opportunity for families, renovators, developers or investors. The suburb's strong sense of community and safe environment make it an ideal place to raise children and build lasting connections with neighbors. Public school zoning for Magill Primary and Norwood International High School is available. Additionally, Kensington Gardens provides numerous esteemed educational choices, including Pembroke on The Parade and St Peters Girls, both just a short drive away. Property Details: Council - City of Burnside Zone - Suburban Neighbourhood - SN Land - 935 sqm (approx.) House - 357 sqm (approx.) Build - 1964 Council - \$553 p/q (approx.) Water - \$420 p/q (approx.) ESL - \$62 p/q (approx.) Contact Chris Xu for any further information - 0433 770 616 or Andrew Downing 0404 882 311 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.