

47 High Street, Kensington, SA 5068



House For Sale

Thursday, 11 July 2024

47 High Street, Kensington, SA 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 420 m2

Type: House



Janine Bergin
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Hailey Colledge
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AUCTION: (\$1,270,000) Saturday 27/07/24 at 10:30am

Auction Location: on site
In real estate, they say it's all about location, location, location, and this house epitomises it perfectly! Nestled in the heart of Kensington, surrounded by charming character homes and prestigious schools, and just a stone's throw from the Parade, this home offers unparalleled convenience and charm. Dating back to around 1880, this Torrens Title sandstone-fronted symmetrical cottage with north facing rear has been lovingly maintained by its current owners for the past 18 years. Now, it awaits a new family to enjoy all it and the surrounding area has to offer. The home retains its original classic layout, featuring a central hallway adorned with ornate ceilings and an archway that leads to four main rooms. A rear extension houses a kitchen equipped with Kleenmaid appliances, an open-plan living and casual dining area, and a two-way bathroom with a corner spa bath and European-style laundry. Currently configured with three spacious double bedrooms - two with built-in robes and ceiling fans, and the main bedroom with direct access to the bathroom - alongside a separate lounge warmed by a wall heater, the floorplan offers flexibility to suit your personal preferences. Outside, the rear garden centres around a beautiful deciduous Manchurian Pear tree, providing shade in summer and allowing winter sun into the home. A large entertaining pergola with red brick paving maintains the home's traditional charm, offering a private and ideal space for entertaining, children's play, and pet security. Two garden sheds at the rear provide ample additional storage, while peach, lemon, and lime trees yield fresh fruit. Additional features include:- High ceilings (approximately 3.6m) with ornate detailing in the original home- Baltic pine floorboards in the hallway, lounge, and Bedroom 2- Carpet in Bedrooms 1 and 3- Evaporative cooling and ducted gas heating throughout- Ceiling fans in Bedrooms 1 and 3 and casual dining area- Solar power (6.29kW Sunpower System - 17 panels)- Double garage with automatic panel lift door- Decorative iron bars on all windows for security- Aluminum powder coated plantation shutters in all bedroom windows
With its captivating warmth and period charm, this stunning home enjoys a coveted location. Zoned for Marryatville Primary and Marryatville High Schools, directly across from Mary MacKillop College, and within walking distance of Pembroke School and Loreto College, it offers exceptional educational opportunities. A wealth of dining options, including the historic Rising Sun Inn and Kensington Hotel, are just a short stroll away, as is the bustling Parade with its myriad attractions. Leaving your car at home is simply the way to go! Such an opportunity doesn't often present itself in the heart of Kensington. You don't want to miss this one!
AUCTION: Saturday 27th July at 10:30am, on site (USP). (\$1,270,000)
CT: Volume 5187 Folio 631
Council: Norwood Payneham St Peters
Council Rates: \$1,888.91 per annum (approx)
Water Rates: \$299.44 per quarter (approx)
Land Size: 420 square metres (approx)
Year Built: 1880 (approx)
To register your interest or to make an offer, scan the code below:
<https://prop.ps/l/pllUTwfmIfrM>
(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.