

56 Myall Avenue, Kensington Gardens, SA 5068

HARRIS

House For Sale

Thursday, 4 July 2024

56 Myall Avenue, Kensington Gardens, SA 5068

Bedrooms: 3

Bathrooms: 2

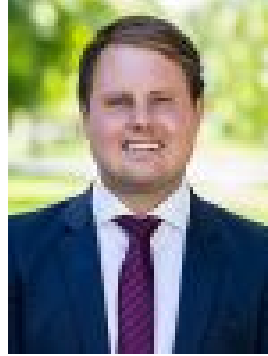
Parkings: 2

Area: 695 m2

Type: House



Georgie Todd
0420492936



Dylan Lynch
0431896146

Contact Agent

With its peaceful setting, paved courtyards, light-drenched spaces, soaring ceilings and ornate features, this modern salute to the Georgian era will simply get better with age near The Parade, Pembroke School and public transport to Adelaide's CBD. Built in just 1999, its elegant - and sizeable - salutes to another time and place are matched by the modernity of its creature comforts, double garage, low-maintenance gardens, security system and one very gorgeous kitchen. The floorplan is very much contemporary too; taking up just the right amount of your 695sqm (approx) block to serve two large living zones which both back onto and hover over a central courtyard. Subtle split over multiple levels, all bedrooms stand above entry level to create a kind of mezzanine floor - headlined by a big master bedroom boasting a wall-to-wall robe, so much room to move and a neatly presented en-suite. Those split levels help create those dizzyingly high ceilings, and the extra natural light that comes with them, on the first of those living zones: a formal lounge at the home's heart. Step up to the equally spacious open-plan rear, where French doors lead to European-style gardens and that kitchen steals the show with its granite benchtops, expansive breakfast bar, Neff double oven, gas cooktop and storage galore. Less than a 5 minute walk away, the Erindale Shopping Centre will meet your every need, with a supermarket, vibrant fresh fruit & veggies, butcher, newsagent, chemist, medical centre, dentist, Post Office, restaurants & takeaway, hairdressers, and more. More to love: -☑Zoned ducted reverse cycle heating and cooling -☑Entertainer's alfresco pavilion to rear yard -☑Built-in storage/bookcase to study/fourth bedroom -☑Remote entry to double garage -☑Onsite parking for 4 cars -☑Dishwasher, double sink, gas cooktop and plenty of storage in kitchen - Large undercroft Rumpus Room / gym -☑Alarm system -☑Landscaped gardens -☑Large separate laundry -☑Easy-care tiled floors to open-plan living -☑Modern LED down lighting -☑Just a 7-minute drive from the CBD -☑Zoned for Norwood International High School Specifications: CT / 5677/266 Council / Burnside Zoning / SN Built / 1999 Land / 695m² (approx) Frontage / 13.03m Council Rates / \$2,640pa Emergency Services Levy / \$133.55pa SA Water / \$312.13pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Burnside P.S, Magill School, Norwood International H.S Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409