

6/72 Bridge Street, Kensington, SA, 5068



House For Sale

Saturday, 10 August 2024

6/72 Bridge Street, Kensington, SA, 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Janine Bergin
0417893453

All the Comforts, All the Charm

Auction Location: on site

Situated in the heart of the prestigious Kensington, this delightful homette, strata-titled and built in 1998, offers a perfect blend of comfort, style, and security, it provides peace of mind while being in one of Adelaide's most desirable suburbs. The home features three bedrooms and one bathroom, supporting a relaxed lifestyle.

With zoned ducted reverse cycle air conditioning throughout the home, the open-plan living, kitchen, and dining area is perfect for relaxation and entertaining. The large kitchen includes stainless steel appliances such as a Damani oven with an electric cooktop, a Smeg built-in microwave, and a Fisher & Paykel dishwasher.

The master bedroom includes a bay window with plantation shutters, a walk-in wardrobe, and direct access to the main bathroom, which is a convenient two-way design providing ensuite access while also serving the rest of the home. There is also an additional separate toilet.

The two additional bedrooms are spacious, suitable for a family, home office, or for your overnight guests.

A rear private courtyard with large pergola is perfect for outdoor dining, set against a well manicured and low maintenance garden. A single garage with an auto-roller door offers secure parking with direct internal access.

Not quite a house but larger than a unit, this property offers security, access to parks, cafes, shops, and easy access to Adelaide's city centre. Ideal for downsizers who don't want to compromise on living space or investors. Zoned for Marryatville Primary and High Schools and close to Pembroke School and Loreto College, it's also perfect for a small family.

AUCTION: Friday 23rd August 12:30pm, on site.

(\$800,000)

Council: Norwood Payneham & St Peters
Council Rates: \$974.11 per annum (approx)
SA Water: \$179.68 per quarter (approx)
Strata: \$647.20 per quarter (approx)
Land Size: 243sqm (approx)
Year Built: 1998 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps/I/OZcDzKB1m8Hd>

(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.