

1/18 East Terrace, Kensington Gardens, SA 5068



Unit For Sale

Wednesday, 10 July 2024

1/18 East Terrace, Kensington Gardens, SA 5068

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Unit



Hailey Colledge
0451224966



Janine Bergin
0417893453

EOI: (\$620,000) Closes Tuesday 23/07/24 at 12pm

Welcome to this charming 2-bedroom unit nestled in a group of just 5 well maintained units in highly sought-after Kensington Gardens. Built circa 1969 and positioned at the front of the group, this unit offers a unique sense of privacy with its own separate driveway and garage. The unit's layout features a cosy living area, perfect for entertaining guests or unwinding after a busy day. A charming bay window adorned with privacy blinds fills the space with natural light. Sliding glass doors between the kitchen/dining area and the lounge room provide flexibility in living arrangements, allowing you to create open or closed spaces as needed. One of the unit's standout features is the absence of shared living walls, ensuring tranquility and peace. The property boasts two generously sized bedrooms, with the second bedroom's size being particularly notable for this style of unit. The main bedroom includes a built-in wardrobe, providing ample storage solutions. The updated bathroom is stylish and modern, creating a fresh and inviting space to start and end your day. Additional conveniences include a dedicated laundry room leading out to a welcoming courtyard - a private outdoor retreat ideal for enjoying your morning coffee or quiet evenings. The lounge room and master bedroom are equipped with ceiling fans, while a split system air conditioning unit in the kitchen ensures year-round comfort. Located in a sought-after neighbourhood, this unit offers convenient access to a range of amenities. Shopping centres, parks, and public transportation are all just a short distance away, making everyday errands and entertainment a breeze. Additionally, it is close to reputable schools such as Pembroke School, Marryatville High School, Magill School, and Norwood International High School, ensuring quality education options for families.

Expressions of Interest: Closes Tuesday 23rd July at 12pm (USP). (\$620,000) CT: Volume 5043 Folio 22 Council: City of Burnside Council Rates: \$1,088.95 per annum (approx) Water Rates: \$165.55 per quarter (approx) Strata Levy: \$601.94 per quarter plus Sinking Fund: \$103 per quarter (approx) Year Built: 1969 (approx) To register your interest or to make an offer, scan the code below:
<https://prop.ps/l/nK0o2uKFVZcD> (Please copy and paste the link into your browser)