

# 1/2 South Terrace, Kensington Gardens, SA 5068

## Unit For Sale

Thursday, 11 July 2024

1/2 South Terrace, Kensington Gardens, SA 5068

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 127 m2

Type: Unit



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**\$950,000**

Auction Location: On Site Auction: Saturday 27th July 2024 at 10.30am. Experience stylish living and enjoy an effortless lifestyle in this sumptuous and ultra-savvy maisonette style home...encapsulating the gorgeous outlook whilst capitalizing on the northerly aspect, it will be a dream just relaxing and savoring the sunshine on the front timber deck. Once inside you will be even more pleasantly surprised with the sheer space and uplifting energy it exudes. An open-plan living and dining room is inviting with a modern contemporary feel whilst adjacent is a Alby Turner built kitchen which provides all the essential needed. It has instant appeal with the simple clean lines and complemented with 'Smeg' appliances which includes gas cooktop plus dishwasher, stone counter-tops, extensive storage and a 'Seagull' water purifier. There are 2 double sized bedrooms with the main complete with a ceiling fan, large walk-in robe and a picture window with stunning views to the park setting. The 2nd bedroom also being so large, has built-in robes with fitted out drawers, an automated block-out blind plus a wall mounted TV. There is also an additional room that exudes such a warm ambience and is perfect to be used as a comfy TV area or maybe home office - it provides a cylinder skylight. The bathroom is sleek with an on trend calming colour palette and stylish finish which includes a frameless shower cubicle, vanity with stone benchtop, heated towel rack, ample storage and plantation shutters. An added bonus is a music speaker in the shower so you can comfortably sing along to your favourite tune. Adjacent is the separate w.c. also with plantation shutters and featured wall paper which gives it a bit of glam. There is a lush and leafy private courtyard which absolutely delightful and with the large umbrella shade, it is a perfect area for added outdoor entertaining... Having such an enviable location and on a corner position, it will be a very popular and extremely in demand! There are so many things to love about this property...enjoy the sounds of the local birdlife whilst taking a casual stroll or immerse yourself in the various facilities available such as the BBQ area plus the local recreational activities which all combine to add to the overall appeal for this stand-out property. The property is Strata Titled, one of 2 and self-managed. Desirable features: R/C ducted air conditioning Solar system - 20 panels and is rated to 6kw Separate laundry Excellent linen press storage Cylinder skylight and decorative cornices Front timber deck overlooking the garden and park setting Automated watering system Secure garage with automated panel lift door and side entry from West Terrace Internal access from garage Walk to Erindale Shopping Centre and local cafes and eateries Close proximity to elite schools, transport and The Parade Shopping Precinct