

**2/11 Cuthero Terrace, Kensington Gardens, SA, 5068** **RayWhite**

## Unit For Sale

Wednesday, 14 August 2024

2/11 Cuthero Terrace, Kensington Gardens, SA, 5068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Julia Kirreh

## **Immaculate Easy Care Living - Savour the Lifestyle!**

With everything on your doorstep, welcome to this impeccably-maintained single-level, 2 bedroom Colonial unit, perfectly positioned in an enviable lifestyle location. Nestled in a sparkling boutique group of just four units with the picturesque Kensington Gardens Reserve just down the road and within an easy stroll to the local Erindale Shopping Centre or Aldi, this unit offers spacious, light-filled interior dimensions complemented by private outdoor entertaining.

Step in from the front porch to welcoming interiors, where timber-look floors and a neutral palette enhance the harmonious atmosphere throughout and ducted reverse-cycle air conditioning ensures seasonal comfort. The lounge is bathed in light from the bay window and features a gas heater with decorative mantel. Elegant double glass sliding doors seamlessly transition to the generous dining area and adjacent kitchen. Neat and functional, the kitchen presents with a timber cabinetry, breakfast bar and stainless steel oven, and would respond beautifully to a contemporary update.

The private paved courtyard is fully covered, and boasts a curved pergola roof with overhead fan - perfect for alfresco entertaining.

Two bedrooms are both carpeted and equipped with mirrored built-in robes. The second bedroom also enjoys access through sliding doors to the covered rear courtyard, making it very adaptable as a home office where you can pop out to grab some fresh air with a coffee, and just relax and unwind.

The modern grey and white bathroom offers a vanity unit, full bath and walk-in shower, and there is the convenience of a separate w.c.

Ensuring comfort and overall functionality, added features include:-

- Separate laundry with access to rear courtyard
- Linen cupboard
- Heat lamps in bathroom
- Attached single auto-doored garage with rear access
- Exterior awning on front lounge window
- Manicured front lawn
- Additional off-street parking

In a coveted location that offers the best of both worlds - serene living paired with effortless access to shops, cafes, restaurants, scenic reserves and The Parade's vibrant shopping, dining and entertainment precinct. Commuting will be a breeze with bus stops on both Norwood Parade and Magill Road, a 10-minute car trip into the CBD and all amenities just minutes away, including Burnside Village. Zoned for Norwood International High School and Magill Primary, with many other leading schools, colleges and pre-schools all close by.

An exceptional opportunity awaits downsizers, first home purchasers or investors alike, at this premium locale.

Savour the lifestyle!

Expressions of Interest closing Thursday 29th August at 12:30pm

CT: 5055/556

Council: Burnside

Council Rates: \$1,093.80pa (approx)

Water Rates: \$165.68pq (approx)

Strata Fees: \$477.42pq (approx)

Sinking Fund: \$60.25pq (approx)

RLA 312012