

5/6 Peroomba Avenue, Kensington Gardens, SA 5068

Unit For Sale

Tuesday, 2 July 2024

5/6 Peroomba Avenue, Kensington Gardens, SA 5068

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Alexander Parzis
0410588633



Hayley Parzis
0411318382

\$595,000

Best offer due: Monday 22nd July at 2:00pm (Unless sold prior) This delightful gem is located privately to the rear of a small and very well-kept group, find yourself right in the heart of the tranquil and highly desirable suburb of Kensington Gardens. This particular property boasts more than most alike as it comes with a brand new re-roof in modern colour bond including a roof cavity firewall upgrade to today's compliance standards which is as rare as hens teeth for the era of such properties built not only across this suburb but of the time constructed. Enjoy the new Blanket Roof insulation reducing the unit's energy needs and there is also a new fuse box eliminating the need for this costly upgrade to the lucky new owner. We love the light-filled rooms that this home offers along with a cleverly designed floor-plan that allows for space and freedom within your newly found address. Units such as these rarely become available within premium locations such as Perommba Avenue and for good reason, they are solid, sound and exude a lifestyle that is one of low maintenance and prestige amongst the East. Both of the two sizeable bedrooms offer near new carpets, built-in wardrobes and plenty of space for all your needs. We love that the "Light and bright" bathroom has been updated offering a modern day frameless shower and plenty of storage options. Enjoy a split system, reverse cycle heating and cooling unit within the lounge along with a ceiling fan within the main bedroom. Lock up and leave with the convenience of a single lock up garage with remote control roller door access and an extra car space in front of the unit overall presenting an enviable two, off street car spaces. Being refurbished and re-painted over the last year showcases a modern-day colour palette allowing you to just move in, unpack and start living the lifestyle here in Kensington Gardens. Location is key to securing a home and we know you will appreciate the desire to call this one your own. Enjoy being 7kms to the Adelaide CBD by car and an easy run via public transport up upon The Parade and Glynburn Road to all the exciting cafes and shopping precincts of neighbouring Norwood, Burnside and of course the File Shopping Plaza all just moments away. Families and investors will appreciate zoning to Magill Primary School and Norwood International High along with excellent proximity to nearby private schools such as Rostrevor College, Pembroke, Loreto College and St Peters Girls. Stroll to the nearby Kensington Gardens Reserve where you can meet the local community who frequent the lovely walking trails or let children play happily within the Burnside Adventure Playground of a weekend while you can enjoy watching a game of cricket or two. Buying into this well managed and immaculately kept group offers a wonderfully secure choice in address and we can't wait to show you through this opportunity.