



ERINDALE 394B Kensington Road

\$840,000 - \$875,000 - SOLD

AN AMAZING SURPRISE! LOCATION AND LIFESTYLE!

3 Bed | 2 Bath | 2 Car

Property Web ID: 14033103728

First impressions of this calming haven are outstanding. Set back from Kensington Road, surrounded by beautiful leafy gardens and featuring a sparkling inground pool.

This Torrens Title solid brick home with multiple living zones is sure to please the most discerning buyer.

Featuring:

- * Generous formal lounge with large windows & sliding doors which flow out to the rear courtyard
- * Sleek white modern kitchen with stainless steel appliances and insinkerator
- * Light drenched open plan family and dining which opens onto the pool area ~ perfect to enjoy the outdoors with family and friends
- * Saltwater lap pool (11m x4.3m) with solar heating
- * 3 bedrooms including Master with ensuite and walk-in robe ~ offering comfort and privacy
- * Bonus dedicated study + study nook
- * Great family bathroom, laundry with separate powder room and ample storage, plus a 4th toilet
- * Ducted reverse cycle air conditioning to provide year-round comfort
- * Ducted vacuum upstairs and downstairs
- * New carpets throughout
- * Double side by side lock up garage and off-street parking for 2 cars
- * Low maintenance grounds
- * Intercom to the front gate
- * Extremely private and secure

Easy access to city, schools and colleges. Zoned for Burnside Primary School and Norwood Morialta High School, just a short walk to Erindale Shopping Centre, cafes & restaurants. Burnside Village & Norwood shopping precincts are minutes away.



Be captivated by this exceptional home. Perfect for the family, you will be impressed!

** The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. **

Council: City of Burnside
Council Rates: \$1,602.45 per annum
SA Water: \$214.29 per quarter
ESL: \$168.70 per annum
Land Size: 590sqm (approx)
Zoning: Residential PA12.



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