

1/43 Myall Avenue, Kensington Gardens, SA, 5068

HARRIS

Apartment For Sale

Thursday, 21 November 2024

1/43 Myall Avenue, Kensington Gardens, SA, 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



Laura Prest

Look forward to a street-facing homette with big things to come

Best Offers By 12pm Tuesday 10th December (unless sold prior)

Taking prime front position in its group of colonial-style homettes, this robust and much-loved 3-bedroom abode is a spacious charmer today - and yearns for your stylish stamp tomorrow, just steps from the boundless ovals, tennis courts and playgrounds of Kensington Gardens Reserve.

Tomorrow can wait. Instead, just take in the spacious rooms and the abundant natural light that rushes through this ducted air conditioned home with a neat - and rather nostalgic - look and feel across its multiple living zones.

Whether it's the entry foyer flanked by wide arched openings, the bay-windowed lounge room, dining room or the solid timber kitchen that will keep on keeping on, this is a floorplan with the flexibility worthy of a larger family home.

Of course, there is the possibility of re-jigging the existing layout to create even more flow and openness. Food for thought for a home that implores you to take brunch to the private north-facing courtyard that includes the lock-up carport as a covered place to relax outdoors.

Besides, you'll hardly need a car when local bus routes will take you to The Parade, Burnside Village and the CBD in a jiffy. Tomorrow is starting to look even better.

More to love:

- ☑The pick of its bunch, facing its leafy street
- ☑The freedom of a family home - not the fuss
- ☑The scope for a value-adding renovation
- ☑Ducted air-conditioning
- ☑Impeccably presented and ready to reside in or rent out
- ☑Plenty of storage and separate laundry
- ☑Double brick construction
- ☑Flexible floorplan
- ☑Off-street parking for at least two cars
- ☑The only property with a private driveway from the street
- ☑Moments from Pembroke School, Loreto College and other private and public schools
- ☑Less than 10 minutes from the CBD.

Specifications:

CT / 5057/338

Council / Burnside

Zoning / SN

Built / 1975

Council Rates / \$1,185.30pa

Strata Rates / \$675pq

Strata Manager / Strata Data

Emergency Services Levy / \$99.30pa

SA Water / \$247.43pq

Estimated rental assessment / \$650 - \$690 per week/Written rental assessment can be provided upon request

Nearby Schools / Burnside P.S, Magill School, Norwood International H.S

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