

**13 Ellesmere Street, Kensington Park, SA, 5068**

**House For Sale**

Thursday, 14 November 2024

13 Ellesmere Street, Kensington Park, SA, 5068

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## IMMACULATE FAMILY ENTERTAINER IN IDYLIC EASTERN POSITION

Best offers by Monday December 2nd at 10am (unless sold prior)

A wonderful opportunity to secure an immaculate family entertainer with an outstanding location within walking distance to Pembroke School in the tranquil heart of one of the east's most highly sought-after and family friendly suburbs. Surrounded by an idyllic garden in a quiet tree lined street, its versatile floorplan maximises spacious interconnected contemporary living over two levels.

Effortless family comfort and extended space to entertain friends are key to the home's design.

On arrival, one is greeted by a sense of peace, with a paved forecourt, ornamental water feature and striking yuccas introducing the modern façade with a grand portico entrance.

From the entrance hall, a sophisticated living room with a gas fire welcomes guests. The eye is drawn down a long hallway towards distant open plan living and the seamlessly connected garden oasis.

This sensational space incorporates a clean line chef's kitchen with Caesarstone countertops that overlooks spacious casual living and meals with high ceilings and a bank of glass bifold doors that expand to bring the glorious outdoors with an uninterrupted link to alfresco entertaining.

The stunning heated pool, dining pavilion and lush rear lawn create an entertaining space with a private resort style feel. Pretty plantings guide one to a peaceful garden room that is the ideal spot to enjoy a coffee or cocktail, and a large raised bed ready to cultivate vegies.

Family accommodation includes a sensational primary suite boasts a walk-in robe, and light filled ensuite with dual vanities and hotel style shower alcove.

Three further bedrooms incorporate built-in robes and share a large bathroom with tub and heated towel rail.

Upstairs, a fifth bedroom, living retreat, and walk-in robe/storage room would make the ideal teen or guest suite, or even a roomy home office or studio space.

The long driveway and carport provide parking for numerous vehicles and double as an extended outdoor entertaining space if required. A powered garden shed houses pool equipment and offers oodles of storage.

This is your chance to secure a delightful family home perfectly positioned within walking distance of Pembroke, with popular shopping, cafes and recreation close by.

### ADDITIONAL FEATURES

- Solar heated saltwater pool
- Remote gate entry
- Pedestrian gate intercom
- Long carport + additional driveway parking
- Smeg gas cooker, Bosch dishwasher
- Laundry access to utility area
- Ducted evaporative cooling
- Lounge with gas fire
- Split system in open plan living & upstairs retreat
- Heated towel rail in main bathroom

Alarm

Extensive storage and built-in cabinetry

Built-in robes

Roof space access

Powered garden & pool equipment shed

Rainwater tanks

Automatic irrigation

LOCATION: Exclusive eastern suburbs location. Approx. 5.5km to Victoria Square

SCHOOLS: Walk to Pembroke. Zoning to Marryatville Primary & Norwood International High School. Close to Saint Peters Girls, Loreto & other leading colleges

LIFESTYLE: Close to Marryatville, Erindale, Feathers, Leabrook, Burnside & Norwood shopping precincts. Walk to Kensington Gardens Reserve, Kensington Oval, Pembroke playing fields