

**2/9 Ellerslie Street, Kensington Gardens, SA 5068**



**Sold House**

Thursday, 4 April 2024

2/9 Ellerslie Street, Kensington Gardens, SA 5068

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Kay Morris

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**\$1,111,000**

Ideal for professionals, the downsizer dream, or blue-chip investment. Located in a beautiful tree lined street this spacious, light filled, federation style courtyard home with a flexible floorplan will tick so many boxes. Currently 2 bedrooms it can easily be converted to 3 bedrooms. In a lovely, private garden setting, it is well suited to a range of lifestyles and is a home to just move into, relax and enjoy! What makes this home special:

- Superbly presented throughout
- The warmth of timber floors flows through the living areas
- 2 light filled living spaces plus a central atrium
- Dining area or alternatively it is perfect for study use or could easily be converted to a third bedroom
- Well appointed kitchen with exceptional storage & impressive bench top space
- Kitchen overlooks the family room with French doors leading to the paved pergola alfresco area. With a backdrop of greenery, this is a wonderful space for entertaining friends & family
- Master bedroom featuring semi bay window with plantation shutters, garden views, walk-in robe & ensuite
- Bedroom 2 with built-in robe is conveniently located adjacent the main bathroom
- Fully tiled, the modern main bathroom, in neutral tones, has a relaxing bath, heated towel rail & shower
- Separate toilet
- Ducted reverse cycle air conditioning
- Reticulated watering system to front & rear lawns
- Drive through remote controlled garage to a second car parking space

Zoned for Magill Primary, Norwood International High, & close to Pembroke College. Its close proximity to Penfolds Estate, and Magill, Burnside & Norwood Parade shops & cafes will ensure an enviable lifestyle. What an opportunity! Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide. \*\*

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