

30 Kentucky Avenue, Panorama, SA, 5041

Tanner

House For Sale

Thursday, 24 October 2024

30 Kentucky Avenue, Panorama, SA, 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

One for the family or a versatile downsizer

Located in a select cul de sac among other quality homes in the picturesque suburb of Panorama, 30 Kentucky Ave awaits its new owner.

This gorgeous home is a visual feast, with its enviable street appeal from its stunning cottage gardens and pretty facade - you will instantly fall in love.

The moment you enter this beautiful family home, you will appreciate the generous proportions, and the outstanding quality and presentation making it an easy choice on inspection.

Warm and inviting through every aspect of its design, the interiors are dedicated to easy family living with a versatile layout where every stage of life is catered for.

This quality home with nearly 230m² of living, features four bedrooms, two bathrooms, two dining spaces, a spacious renovated kitchen, formal lounge, open plan living, and a spacious family room with feature bar and luxurious heated spa.

Standout features you'll love:

- * Four generously sized bedrooms all with storage. Master bedroom, with garden views, walk-in robe and ensuite.
- *Spacious formal living room with feature bay window and garden views
- *Formal and informal dining *Open plan second living space with gas wall furnace
- *Spacious family room with feature bar and luxurious heated spa.*Feature leadlight
- *Ducted gas heating *Ducted evaporative cooling *Solar power *Floating timber finish boards
- *Large main bathroom with deep bath, separate toilet and separate double vanity
- *Large laundry with extensive cupboard space and direct rear access
- *Double garage with automated rollers doors and rear drive through access
- *Glorious established low maintenance gardens and grounds.
- *Expansive flood lit undercover alfresco space
- *Garden shed *Clothesline *Fully enclosed rear grounds.
- *Herb garden and a sprinkling of fruit trees

Kitchen features

- *Excellent cupboard and benchtop space *Pantry *Soft close drawers and cabinetry
- *4 burner gas cooktop *Wall electric oven *Dishwasher
- *Microwave space *Double fridge space *Double stainless-steel sink

This ever-popular location has so much to offer just 20 minutes to the CBD and within easy reach to Clapham Primary School, the amazing Pasadena Green shopping complex and the soon to be built Panorama Hotel featuring a bottle shop with tasting room, accommodation, rooftop bar, cafe, restaurant, and gaming room.

Excellent public transport options are available via train or bus giving you great convenient access into both the City and Flinders Hospital / University.

The property is in the Unley High School Zone with an easy commute to other quality secondary schooling options including Mitcham Girls High, Scotch College and Springbank Secondary.

It's our absolute privilege and pleasure to bring this property to the market. Please call Rob Hannam 0409 007 081 with any questions about the home or for further information about the local area.

We're here to help and we'd love to hear from you, we can't wait to show you through.

Specifications:

CT / 5207/667

Council / Mitcham

Zoning / R(CP)

Built / 1989

Land / 605m2 (approx)

Frontage / 18m

Council Rates / \$2,299.65pa

Emergency Services Levy / \$85.90pa

SA Water / \$233.60pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Clapham P.S, Clovelly Park P.S, Edwardstown P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S

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