

**36 Sandford Street, Kensington Gardens, SA 5068**

**NOAKES  
NICKOLAS**

**House For Sale**

Tuesday, 23 January 2024

36 Sandford Street, Kensington Gardens, SA 5068

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1031 m2**

**Type: House**



Zac Watts  
0448217726



Derek Lee  
0488465360

**\$2M**

Auction Friday 9th February at 1pm (Unless Sold Prior). \*\*Please contact Zac on 0448 217 726 for viewings by private appointment\*\* Nestled well within a prized inner-eastern pocket, you'll delight in the rare opportunity this roaming 1,031sqm Torrens-titled corner allotment presents, extending ample grounds worthy of constructing your grand family home or next discerning development with the flexibility of building up to four allotments (STCC). Hitting the market for the first time since the current c1956 dwelling was constructed, the site has been tightly held and much-loved by one family, lucky enough to call this generous slice of a thriving cosmopolitan location home for the past 68 years. Occupying a locale that is renowned for its lush streetscapes and encouragement of an outdoor lifestyle, the intersecting street grants a short stroll to the recreation of Kensington Gardens Reserve – where Burnside Adventure Park, tennis courts, BBQ area and endless green space wait for hours of quality family leisure time. School drop offs are also a cinch with zoning for in-demand Magill Primary and Norwood International, along with proximity to Pembroke, Loreto, St. Joseph's, St. Peter's and many other high-calibre colleges. For the adults, all of your boutique shopping, supermarket, café and restaurant pursuits are taken care of by Norwood Parade - as is the resident bus stop providing a 10-minute city connection - just a 400m connection from your front door. Seize this once-in-a-blue-moon opportunity to write the next chapter on your own corner of Kensington Gardens. Even more to love:- Coveted corner parcel with north-east rear aspect- Primed for a one, two, three or four site development- General Neighbourhood zoning- Flat parcel with no significant trees- 400m to local bus stop on Norwood Parade- Just 10-minutes to the CBD- Zoned & walking distance to Magill Primary & Norwood International HS- Proximity to Burnside Village, Long Lost Friend café & Penfolds Magill Estate Land Size: 1031sqm Frontage: 22.56m Year Built: 1956 Title: Torrens Council: City of Burnside Council Rates: \$2129.10 PASA Water: \$266.08 PQES Levy: \$556 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.