

**69 Kenilworth Road, Parkside, SA, 5063**

**HARRIS**

**House For Sale**

Thursday, 28 November 2024

69 Kenilworth Road, Parkside, SA, 5063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Alexandra Green

## Make life exceptional with a standout home in Parkside's lifestyle hub

Best Offers By 12pm Tuesday 17th December (USP)

More than worthy of a coveted corner allotment on Parkside's most definitive street, 69 Kenilworth Road delivers space, scope, and style in equal measure.

Harmonising with the heritage street scape, a red brick and bluestone frontage is enviably offset with return tiled veranda, dual front entry making homecoming smoother than ever. Stretching from vast L-shaped formal lounge with ornate fireplace, to an extensive family room with French doors that blend indoors and out, the living areas are primed for every imaginable mood, occasion, and configuration.

A central kitchen connects all zones, rich timber cabinetry uniting stainless steel Ariston gas cooker and Miele dishwasher, while open-plan placement ensures easy flow across over all areas.

Bookended by built-in robes, private ensuite, and double windows, a main bedroom offers a serene retreat, while two additional bedrooms are tucked quietly away in their own wing for maximum privacy and complete adaptability. A federation-style family bathroom completes the footprint with a space primed to make the morning rush easy, monochrome subway tiles layered over bathtub, corner shower, and wide timber vanity.

Soaking up the morning sun, an extensive rear courtyard completes the allotment with an alfresco epicentre that's low-maintenance by design, established tropical garden beds and evergreen lawns enabling you to spend your downtime entertaining your nearest and dearest or out finding new favourite locals instead of stressing about mowing.

In a simply unmatched Parkside location, the best of Duthy Street and Glen Osmond Roads are in walking distance, placing an abundance of lifestyle right at your doorstep. Get ready to finetune your new routine with morning coffee at Duthy Street Deli, gathering the finest ingredients at Frewville Foodland, knock off drinks at the Earl, or dinner at Singapore House. Only a 10-minute drive to the CBD, with Adelaide's finest public and private schooling in a close radius for a streamlined commute and school run.

Get set for a new way of living.

More to love:

- ☑ Ducted reverse cycle air-conditioning
- ☑ Heat exchange system carrying warmth to all rooms
- ☑ Secure single carport and additional off-street parking
- ☑ External roller blinds
- ☑ Reproduction heritage features throughout archways, high ceilings, Victorian cornices ornate fireplace, ceiling roses
- ☑ Intercom and security system

Specifications:

CT / 5997/9

Council / Unley

Zoning / EN

Built / 1990

Land / 350m2 (approx)

Frontage / 15.22m

Council Rates / \$2,010.70pa

Emergency Services Levy / \$205.65pa

SA Water / \$245.76pq

Estimated rental assessment /\$850 - \$895 per week/Written rental assessment can be provided upon request  
Nearby Schools / Parkside P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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