

7A West Terrace, Kensington Gardens, SA, 5068

HARRIS

House For Sale

Thursday, 28 November 2024

7A West Terrace, Kensington Gardens, SA, 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Daniel Stewart

Your Torrens-titled, all-access pass to the enviable inner-East

Nestled quietly in the heart of Kensington Gardens' lifestyle hub, boasting an extensive floorplan that harnesses every inch of surprisingly generous 609sqm allotment, and enveloped with exquisite botanical gardens, 7a West Terrace delivers the bliss you've been looking for in record time.

A stately brick frontage radiates a street appeal more than worthy of its prestige address, unfolding to a layout optimised for every lifestyle. Stretching from a vast I-shaped lounge with a bay window that soaks up the morning sun, to an open-plan rear living area that offers more space to spread out, the living zones alone are primed for every conceivable mood, occasion, and configuration.

Uniting all areas, a central kitchen showcases a full suite of Smeg stainless-steel appliances and rich timber cabinetry, with servery bench facilitating easy meal service and smooth flow.

Bookended by wall-to-wall robes and private ensuite, an expansive main bedroom provides an enviable retreat, while two additional bedrooms are serviced by fully tiled family bathroom, frameless corner shower, bathtub, and ultra-wide vanity bringing serenity to rush hour.

Seamlessly extending the living zones alfresco, a return pergola wraps the footprint with an entertaining epicentre ready for everything from a quick coffee to Christmas Day, with an in-ground spa. Overlooking lush, curated gardens, it's an outdoor empire you can truly call your own.

Everything that defines Kensington Gardens is at your doorstep, including Kensington Oval and Kensington Gardens Reserve for downtime spent outdoors, Don's Deli for lunch, and Bar Lune for dinner, while prestige positioning between Norwood Parade and Magill Road precincts places further amenities, cafe culture, and nightlife only moments away. Walking distance to Marryatville and Magill Primary School, Norwood International High School, and Pembroke, while it's only 10 minutes to the CBD for an effortless commute.

There's nothing to do but settle in and start thriving.

More to love:

- ☑ C1983 Torrens titled home
- ☑ Single carport and additional off-street parking
- ☑ Ducted evaporative air conditioning throughout, plus gas heater to central living
- ☑ Reproduction federation features throughout colonial and bay windows, stained glass,
- ☑ Ceiling fans
- ☑ Separate laundry
- ☑ Security system
- ☑ High ceilings
- ☑ Polished timber floors
- ☑ Instant gas hot water service
- ☑ Outdoor blinds to front porch
- ☑ Irrigation system
- ☑ Solar panels
- ☑ Heat strip heater to rear alfresco

Specifications:

CT / 5081/882

Council / Burnside

Zoning / SN

Built / 1983

Land / 609m2 (approx)

Frontage / 11.43m

Council Rates / \$2,021.90pa

Emergency Services Levy / \$92.20pa

SA Water / \$253.55pq

Estimated rental assessment /\$695 - \$730 per week/Written rental assessment can be provided upon request

Nearby Schools / Magill School, Norwood International H.S

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