

Kensington | 2 bedrooms | 1 bathroom | 1 car spaceProperty for sale in Kensington - **\$655,000****POSITION PERFECT FOR LIFESTYLE AND CONVENIENCE**

Perfectly situated at the rear of a small group of six, this two-bedroom unit offers a fantastic blend of comfort, convenience and investment potential in the highly sought-after suburb of Kensington. Two bedrooms feature built-in robes and ceiling fans, while polished timber floorboards add warmth and character throughout the home's light-filled living spaces.

The functional kitchen offers a standup gas cooktop, all while overlooking the private outdoor courtyard. The adjoining casual meals area provides practical everyday living, complemented by split system air conditioning in the living room for climate comfort. The bathroom includes both a separate shower and full-sized bath and toilet. A separate laundry off the kitchen adds extra convenience with direct access to the undercover courtyard.

Outside, the courtyard creates a peaceful, low-maintenance space ideal for year-round entertaining or simply relaxing in privacy. Allocation for one undercover carpark at the rear.

Currently tenanted until February 2027, the property presents an excellent opportunity for investors seeking immediate rental returns, with a future option to refresh and bring the unit further to life.

Perfectly positioned in the desirable suburb of Kensington, the home is within walking distance to quality schools, cafés, Norwood and The Parade shopping precinct, parks and reserves, public transport and Norwood Outdoor Swimming Centre. Families will appreciate easy access to a range of highly regarded schools including Marryatville High School, Pembroke College, Mary MacKillop College, St Ignatius' Junior School and Marryatville Primary School, all just moments away and within walking distance. With the Adelaide CBD only a short 10 minute drive away, this is low-maintenance eastern suburbs living at its best.

Unit features;

- An affordable foothold into tightly-held Kensington
- Solid conventional brick unit tucked quietly just off The Parade
- A secure long-term investment with tenants in place until February 2027, currently returning \$485 per week
- Two bedrooms, including built-in robes and ceiling fans
- Separate lounge room with polished timber floors, north facing window and split air-conditioning
- Functional original kitchen with storage and scope for a stylish cosmetic refresh over time
- Full bathroom with separate bath and shower
- Separate laundry with direct access to courtyard
- Private, undercover courtyard for year-round comfort and entertaining
- Carport parking for one car
- School Zoned: Marryatville Primary and Marryatville High School

Whether you are looking for your first home, a quality investment or a convenient downsizer, this is an opportunity not to be missed. Secure a low-maintenance property in a tightly held group and enjoy the lifestyle, convenience and long-term appeal on offer.

Property Details:

Council | City of Norwood Payneham & St Peters

Zone | EN - Established Neighbourhood

House | 96sqm (approx)

Built | 1970

Current Rates:

Strata | \$550 p.q

Council | \$1,413.47p.a

Water | \$176.30 p.q

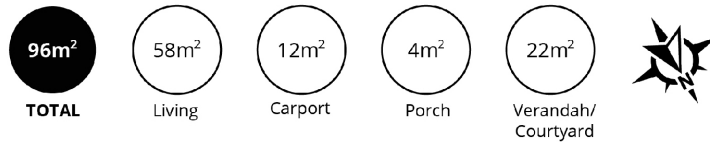
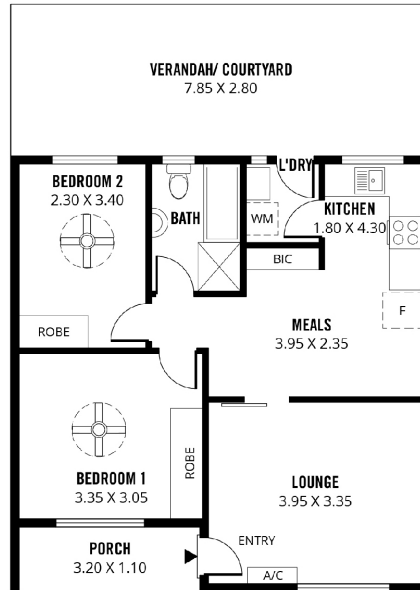
ESL | \$106.6 p.a

Rental Lease | \$485 p.w. until Feb 2027

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via sales@walterirvine.com.au.



NOT IN LOCATION



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

DISCLAIMER: The Vendor and the Agents expressly disclaim any liability arising from any inaccuracies of any content in this brochure. The accuracy of the information cannot be guaranteed and prospective purchasers should make their own enquiries and form their own judgement as to these matters. Property floor plans are for illustration purposes only and measurements are only approximations. Neither the agent nor the vendor accepts any responsibility for omission or errors.