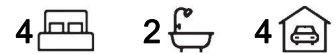




Brompton, 8 Kennington Avenue

Charming Family Home with Prime Reserve Frontage



Offering plenty of space for the whole family, and positioned within an arms reach of the CBD and local cafes, this home could be everything you've been looking for.

Boasting a spacious floor plan consisting of four good sized bedrooms, the master at the front of the home is equipped with a walk-in-wardrobe and ensuite. A separate lounge room centrally positioned in the home is ideal for entertaining or spending time with the family.

The main bathroom offers a separate powder room and WC, plus a bathtub and the laundry has convenient back yard access.

The renovated kitchen offers ample bench and cupboard space, a dishwasher and gas cooktop, and overlooks the meals area.

For Sale
\$934,000

View
ljhooker.com.au/X3QHDM

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LJ Hooker Mile End | Woodville
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Outside, the simple gardens are ideal for children and pets to play. Plenty of off-street parking available with a secure double carport plus driveway parking.

Handy access to Torrens Road for a quick drive into the CBD. or hop in nearby public transport with bus stops and a train station nearby. Surrounded by local parks and playgrounds, including across the street. Close to the bustling North Adelaide and Prospect Road for cafes and dining options.

Key Features

- Separate central lounge room
- Four bedrooms, master with WIR and ensuite
- Family bathroom with separate powder room, WC and bathtub
- Laundry with convenient backyard access
- Kitchen boasting ample cupboard and bench space, a dishwasher and gas cooktop
- Meals area adjacent to the kitchen, overlooking the backyard
- Spacious backyard, ideal for children and pets to play
- Plenty of off-street parking with a secure double carport and driveway parking
- Evaporative air conditioning
- Laminate floorboards and slate tiles throughout the home

Specifications

Title: Torrens Titled

Year built: c1997

Land size: 375 sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,466.50pa (approx)

ESL: \$152.80pa (approx)

SA Water & Sewer supply: \$189.01pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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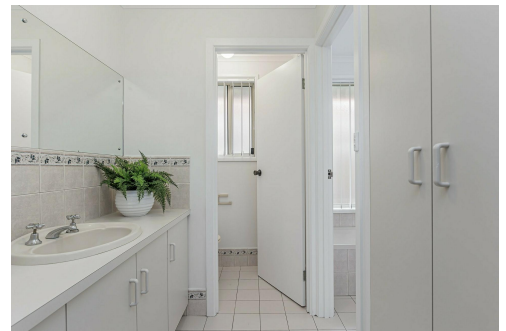
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More About this Property

Property ID	X3QHDM
Property Type	House
Land Area	375 m ²
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

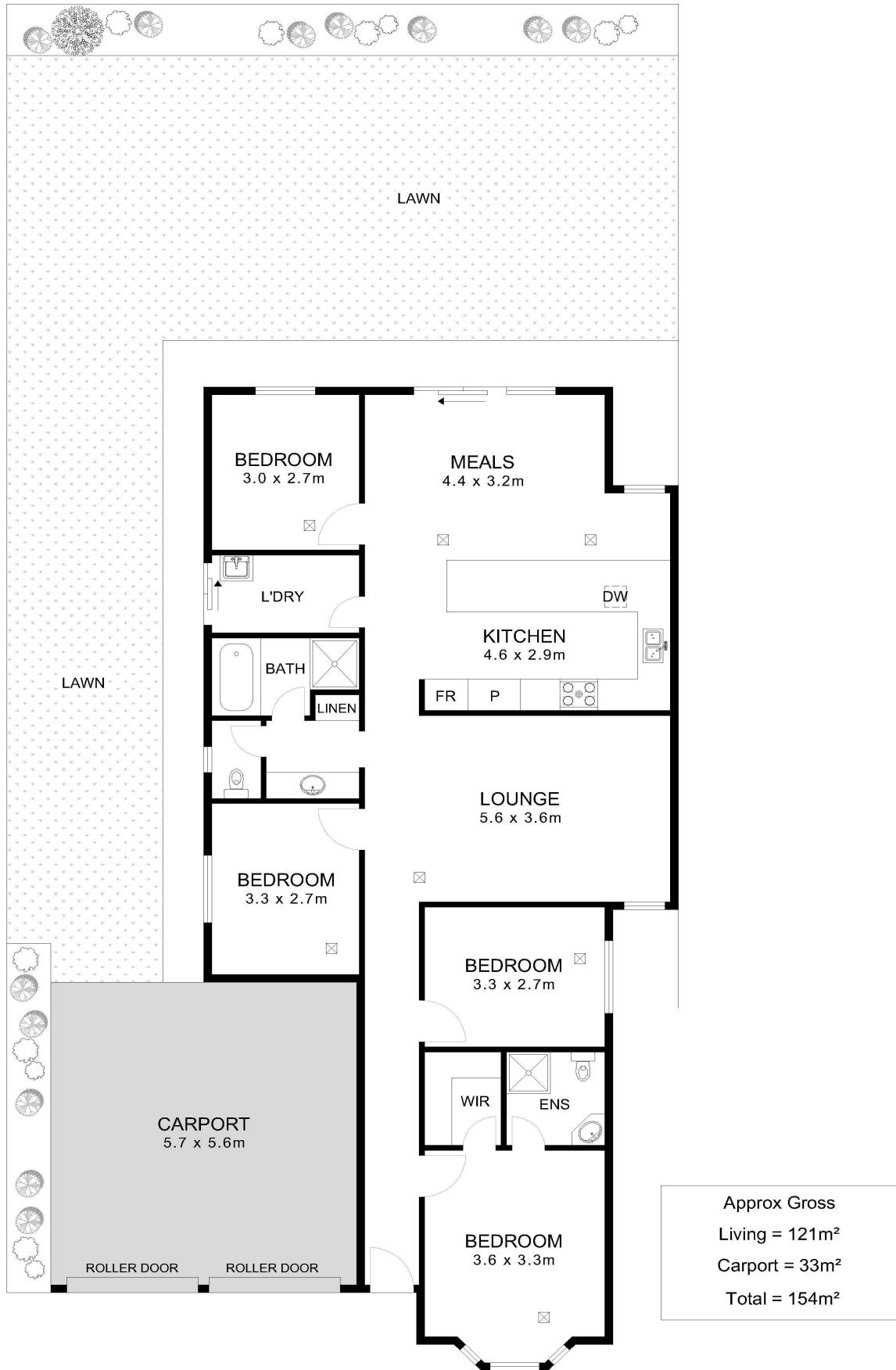
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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography