



## Kensington Gardens, 20 Peroomba Avenue

Sold by Marie Brus & Sam Derbali

Designed and constructed to meet the demands of modern day lifestyle. Situated on approximately 530sqm this Samuel James built home is the epitome of elegance.

Downstairs are 2 bedrooms, the master with ensuite and walk-in robes and the convenience of a powder room. The open plan dining and family room are bathed in natural light and are overlooked by the superb high quality kitchen with Miele appliances and large walk-in pantry. Upstairs are 2 additional bedrooms, both with built-in robes and a shared bathroom and living room.

Ideal for outdoor entertaining is the loggia with outdoor kitchen and built-in bbq which is accessed via glass sliding doors from the family room.

Located a short stroll to Kensington Gardens Reserve and close proximity to The Parade



**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.

**SOLD**



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2C3KFDZ](http://ljhooker.com.au/2C3KFDZ)

**Contact**  
**Marie Brus**  
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**LJ Hooker St Peters**  
**(08) 8362 8008**

shopping precinct. Easy access to numerous private colleges including Pembroke and St Peters Girls School.

This is without a doubt a sensational offering in a highly sought after location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

<b>Property ID</b>	2C3KFDZ
<b>Property Type</b>	House
<b>House Size</b>	260 m <sup>2</sup>
<b>Land Area</b>	530 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (3)

### Marie Brus 0418 844 502

Sales Consultant | [marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

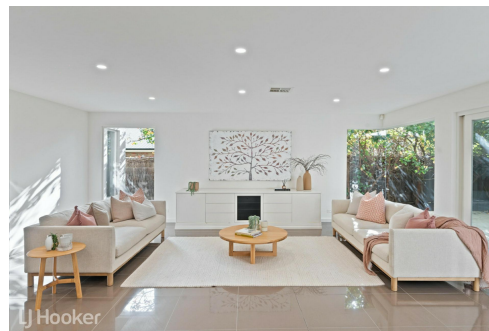
### Samuel Derbali 0450 033 056

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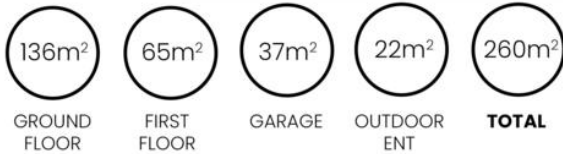
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**20 Peroomba Avenue, Kensington Gardens SA 5068**

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