



24 Roslind Street, Kensington Gardens

Character, Comfort & Convenience in a Desirable Locale

Nestled within one of Adelaide's most tightly held blue chip suburbs, this beautifully presented reproduction Torrens-titled bungalow delivers an exceptional lifestyle of comfort, charm and convenience, all positioned on a peaceful tree lined street moments from some of the eastern suburbs' finest amenities.

Occupying approximately 427sqm of manicured grounds, the home instantly captivates with its timeless red brick facade, classic picket fence and established formal gardens that create an elegant yet welcoming street presence. Designed with easy living in mind, the residence combines generous proportions with a practical single level floorplan, perfectly suited to downsizers, professional couples and families alike.

Bathed in natural northern light, the front formal lounge offers a warm and versatile space that could easily function as a second living area, home office or quiet retreat. Privately positioned at the front of the home, the spacious master suite is complete with a walk-in robe and stylish ensuite, creating the ideal sanctuary away from the remaining

3 2 2

FOR SALE
$1,490,000 - $1,550,000

VIEW
Sat 14th Nov @ 1:15PM - 1:45PM

AGENTS
Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au

George De Vizio
0412 392 158
gdevizio@ljhadelaidemetro.com.au

AGENCY
LJ Hooker Glynde
(08) 8336 3899

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accommodation.

Flowing through the home, rich timber flooring leads to the expansive open plan living and dining domain, where everyday functionality meets effortless entertaining. The well appointed kitchen is fitted with quality Bosch appliances, extensive shaker-style cabinetry, soft close drawers, subway tiled splashbacks and a cleverly designed pull-out pantry, all overlooking the central living area and outdoor entertaining space.

Large sliding doors seamlessly connect the indoors with a full length alfresco verandah beneath a pitched pergola, creating the perfect environment for year round entertaining. Surrounded by established gardens, raised lawns and mature greenery, the backyard offers a rare sense of peace and privacy rarely found so close to the city.

Privately positioned within their own wing, the second and third bedrooms are both generously sized and serviced by a spacious three-way bathroom complete with walk-in shower, deep bathtub, separate vanity and private toilet, making the layout ideal for children, guests or multi-generational living.

Built in 2002 and impeccably maintained throughout, the home offers immediate comfort while still presenting exciting potential to further modernise or personalise over time if desired.

What you'll love;
- Torrens-Titled
- Ducted and zoned reverse cycle air conditioning
- Security alarm system
- 7.92kW solar system with 24 panels and 10.1kW Alpha ESS battery
- Double automatic garage with internal and rear access
- Auto watering system
- Master bedroom including WIR and ensuite
- Built-in robe to bedroom two
- Heat lamps to both bathrooms

Perfectly positioned between Magill Road and The Parade, this whisper quiet location places you within easy reach of Kensington Gardens Reserve, local cafes, shopping centres, public transport and some of Adelaide's most prestigious schooling options including Pembroke School, St Peter's Girls', Magill Primary and Norwood International High School. With the Adelaide CBD only minutes away, this is an outstanding opportunity to secure a quality home in a tightly held and highly sought after eastern suburbs address.

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.

RLA 61345 RLA 282965 RLA 231015

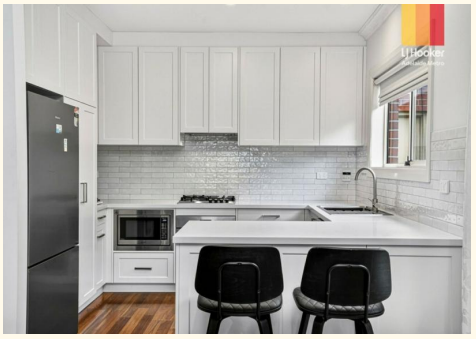
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MORE DETAILS

Property ID	WSZFDG
Property Type	House
Land Area	427 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes

Julian Rullo 0407846417
Sales Consultant | julian.rullo@ljhadelaidemetro.com.au
George De Vizio 0412 392 158
Sales Manager | gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde (08) 8336 3899
2a Portrush Road, PAYNEHAM SA 5070
glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



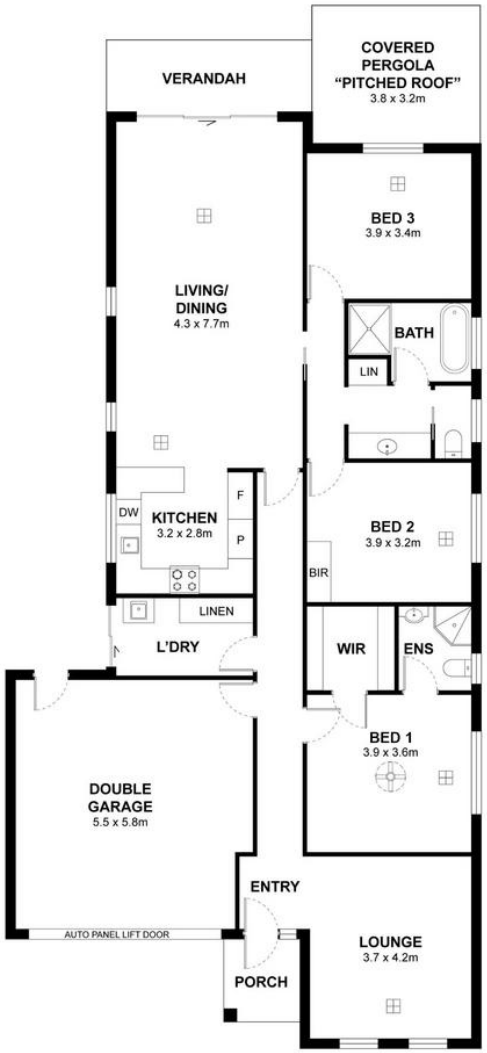








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24 Roslind Street, Kensington Gardens, SA 5068

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