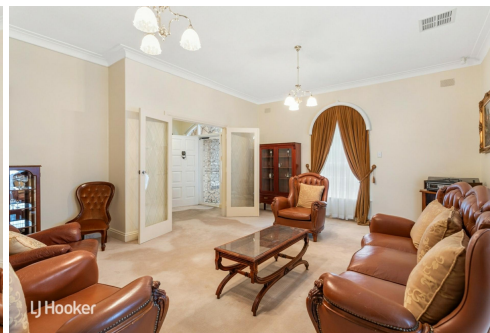




Kensington Gardens, 340 Glynburn Road

A Family Favourite with Future Potential

Welcome to 340 Glynburn Road - a much-loved family home on generous grounds of 1,334 square metres (approx.) in the heart of leafy Kensington Gardens.

Beyond the grand solid brick fence, lies a warm, well-kept home that's ready for the next chapter. Whether you're upsizing, planning to renovate and extend, looking to develop or simply seeking space to spread out in a blue-chip school zone, this property offers flexibility and opportunity in equal measure.

Inside, you'll find a spacious layout that just makes sense for everyday family living:

- Generous bedrooms including a grand master suite, bed 3 currently disposed of as a sitting room
- Well proportioned lounge and separate dining room overlooking the gardens
- Separate kitchen/meals area with gas cooking and ample storage.



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.

3 2 8

For Sale
\$2,250,000

View
By Appointment

Contact
Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au
Janine Bergin
0417 893 453
jbergin@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley
(08) 8431 6088

- Second kitchen in the utility room off the garage
- Ducted air conditioning and high security features

The front and rear gardens are private and secure - perfect for a hit of the cricket ball, a kick of the footy or even a future pool. In addition to the secure garaging, off street parking for multiple cars makes this home perfect for the large family gatherings.

Zoned for Norwood International High School and Magill Primary, and close to Pembroke, The Parade, Burnside Village and beautiful parks - this is an address where families thrive

And with an 24.38m frontage, explore the option to subdivide and redevelop in time (subject to planning consents), providing the opportunity to turn a serious profit.

What ever your desires, inspection of this imposing estate is a must.

\$2,250,000

CT: Volume 5556 Folio 460

Council: City of Burnside

Council Rates: \$2,920.55 per annum (approx.)

Water Rates: \$331.29 per quarter (approx.)

Land Size: 1,334 square metres (approx.)

Year Built: 1963 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//q0o1ps1f4Z43>

More About this Property

Property ID	61B8FDJ
Property Type	House
House Size	330 m2
Land Area	1334 m2
Including	Ensuite

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

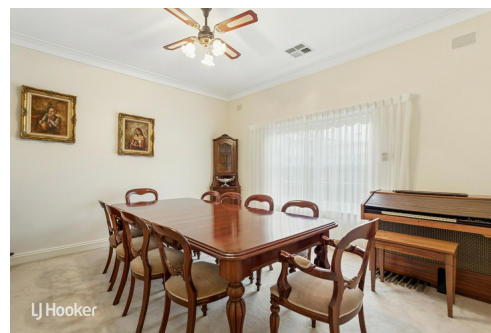
Janine Bergin 0417 893 453

Sales Consultant | jbergin@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



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.

**LJ Hooker Kensington | Unley
(08) 8431 6088**



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.

Produced by The Fotobase Group