

## Kensington Gardens, 57A West Terrace

Hidden Gem of Designer Living: Ideal Location, Ultimate Entertaining

Impeccably crafted in 2002 and meticulously maintained by its current owner, this spacious Torrens Title residence blends timeless elegance with modern comfort. The grand entryway, shaded by a tree-covered walkway, welcomes you to a leadlight-surrounded front door and a foyer that sets the tone for the entire home.

Step down into the expansive formal lounge and dining room adorned with large windows and French doors, opening to the generous side courtyard - a perfect retreat for morning coffee or pre-dinner gatherings.

At the rear, the open-plan living area boasts a stylish black and white kitchen featuring stainless steel appliances, black stone benchtops, and a spacious pantry. A wall of windows provide a seamless connection to the rear garden, which features a pergola-covered paved entertaining area overlooking the easily maintained garden - a haven of



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**SOLD**



**For Sale**  
\$1,790,000

**View**  
[ljhooker.com.au/60JAFDJ](http://ljhooker.com.au/60JAFDJ)

**Contact**  
**Janine Bergin**  
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**(08) 8431 6088**

privacy and seclusion.

Upstairs, the main parent's retreat offers a large bedroom with French doors leading to dual balconies, an ideal sitting area, a substantial walk-in robe, and an ensuite with dual basins -an exclusive sanctuary away from the activity below.

Downstairs accommodates the remaining bedrooms, both with built-in robes, while a private study at the front of the home serves as an ideal home office or optional fourth bedroom. The main bathroom is complemented by a separate toilet and vanity area.

Additional Features:

- Large laundry with ample storage
- Double garage with auto roller door and direct home access
- Spacious understairs storage in the garage
- Ducted reverse cycle air conditioning
- Ceiling fans in Bedrooms 1 and 2
- High 3m ceilings
- Additional off-street parking for two cars

Conveniently situated just 100m from the picturesque Kensington Gardens Reserve, with the Kensington Gardens Foodland and shops around the corner, this residence is located in one of the most sought-after streets in the suburb. Close to excellent schools and public transport, it presents a perfect blend of luxury, comfort, and convenience.

(\$1,790,000)

CT: Volume 5877 Folio 278

Council: City of Burnside

Council Rates: \$2,850.00 per annum (approx)

Water Rates: \$342.83 per quarter (approx)

Land Size: 613 square metres (approx)

Year Built: 2002 (approx)

To make an offer click below:

<https://prop.ps//Uei04gzjNM3t>

(Please copy and paste the link into your browser)



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## More About this Property

Property ID	60JAFDJ
Property Type	House
House Size	341 m <sup>2</sup>
Land Area	613 m <sup>2</sup>
Including	Ensuite

### Janine Bergin 0417 893 453

Sales Consultant | [jbergin@ljhkensingtonunley.com.au](mailto:jbergin@ljhkensingtonunley.com.au)

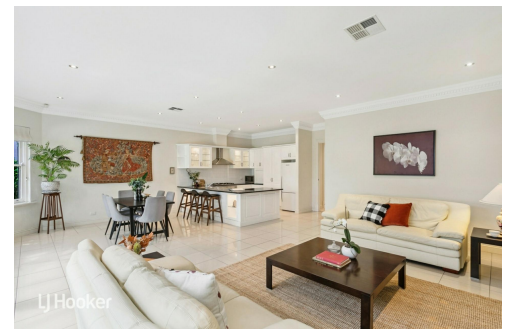
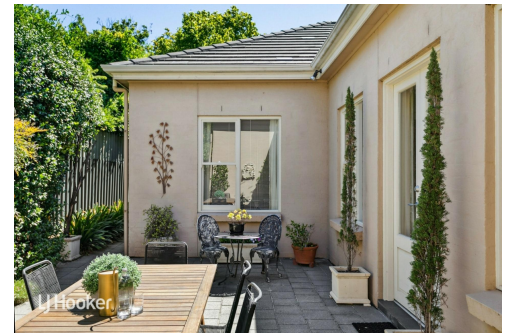
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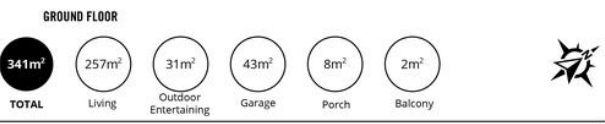
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group