



Kensington Gardens, 2/9 Ellerslie Street

Sold by Kay Morris

2 2 1

For Sale

\$1,000,000 - \$1,100,000

View

ljhooker.com.au/2BV1FDZ

Contact

Kay Morris

0411 181 249

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What makes this home special:

- *Superbly presented throughout
- *The warmth of timber floors flows through the living areas
- *2 light filled living spaces plus a central atrium
- *Dining area or alternatively it is perfect for study use or could easily be converted to a third bedroom.
- *Well appointed kitchen with exceptional storage & impressive bench top space



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.

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- *Kitchen overlooks the family room with French doors leading to the paved pergola alfresco area. With a backdrop of greenery, this is a wonderful space for entertaining friends & family.
- * Master bedroom featuring semi bay window with plantation shutters, garden views, walk-in robe & ensuite
- * Bedroom 2 with built-in robe is conveniently located adjacent the main bathroom
- *Fully tiled, the modern main bathroom, in neutral tones, has a relaxing bath, heated towel rail & shower
- *Separate toilet
- *Ducted reverse cycle air conditioning
- * Reticulated watering system to front & rear lawns
- * Drive through remote controlled garage to a second car parking space

Zoned for Magill Primary, Norwood International High, & close to Pembroke College. Its close proximity to Penfolds Estate, and Magill, Burnside & Norwood Parade shops & cafes will ensure an enviable lifestyle.

What an opportunity!

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

Property ID	2BV1FDZ
Property Type	House

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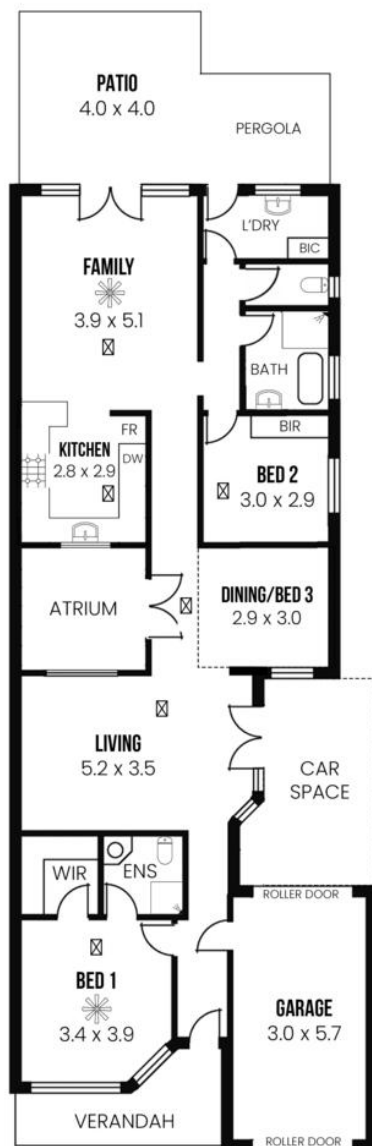
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2/9 Ellerslie Street, Kensington Gardens, SA 5068



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