

## Kensington Park, 13A Jessie Road

Sweet, Retro, and Right at Home in Kensington Park

Auction Location: on site

Opportunities like this in the highly sought-after, prestigious suburb of Kensington Park are few and far between. Here's your chance to secure a home that brings retro charm to the heart of this elite area. If you've always dreamed of living here but thought it was out of reach, now is your moment! Don't wait - make it yours!

Set on a manageable 458 sqm (approx) in one of Kensington Park's premier streets, this solid double-brick Torrens title home features polished hardwood floors and timeless 1970s style. It's built to last and ready for you to move in, with plenty of potential to make it your own.

Step across the tiled verandah and through the front doors, and you'll be greeted by a welcoming lounge room with corner windows that's large and spacious - setting the perfect

3 2 1

### For Sale

Sold by Janine Bergin LJ Hooker  
Kensington | Unley

### View

[ljhooker.com.au/6154FDJ](http://ljhooker.com.au/6154FDJ)

### Contact

**Janine Bergin**

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[jbergin@ljhkensingtonunley.com.au](mailto:jbergin@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

tone for the rest of the home. With room to move and plenty of natural light, this home already offers everything you need, including an expansive lounge, adjacent sitting room, open-plan kitchen and dining, 3 generously sized bedrooms, a family bathroom, and an ensuite.

You'll be captivated by the abundance of natural light streaming through the large windows, a hallmark of this 1978 build.

Bottle-glass sliding doors separate the dining room and kitchen from the rest of the home, adding a nostalgic touch. The original kitchen still has plenty of charm and functionality, or you can choose to update it over time to suit your style.

Both the family bathroom and ensuite are in good original condition, in keeping with the home's overall style, with the family bathroom featuring a separate bath and shower. The laundry at the rear of the home includes a double trough and direct access to the backyard.

The large, private front yard is perfect for entertaining under shady trees, strung with festoon lighting, while the compact backyard is ideal for your four-legged friends to play and is a beautiful space for a potential deck.

Additional features include:

- Fujitsu ducted reverse-cycle air conditioning with 4 zones
- External canvas awnings on rear windows, kitchen window, and bedroom 3
- LED downlights in living areas and hallway
- Single brick garage with roller door and rear door providing direct access to the garden
- Additional off-street parking behind the large front gate

Perfectly and privately located on the peaceful, tree-lined Jessie Road, it's just a short stroll to the vibrant Norwood Parade, local parks, and within walking distance to Pembroke School and Marryatville Primary and High Schools.

AUCTION: Wednesday, 19th February at 6pm, on site.

(\$1,200,000)

CT: Volume 5911 Folio 948

Council: City of Burnside

Council Rates: \$1,743.35 per annum (approx)

Water Rates: \$229.44 per quarter (approx)

Year Built: 1978 (approx)

Land Size: 458 square metres (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//H718n3Y8NoKK>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and



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(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## More About this Property

|               |                        |
|---------------|------------------------|
| Property ID   | 6154FDJ                |
| Property Type | House                  |
| House Size    | 164 m2                 |
| Land Area     | 458 m2                 |
| Including     | Ensuite<br>Floorboards |

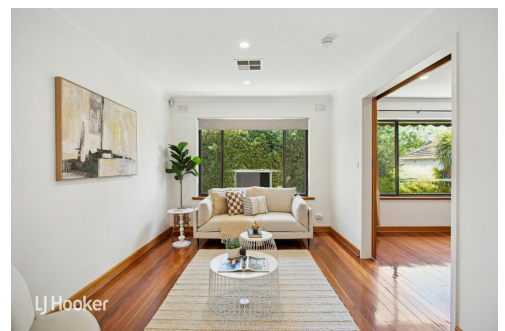
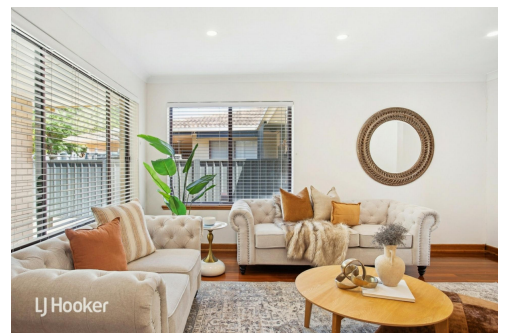
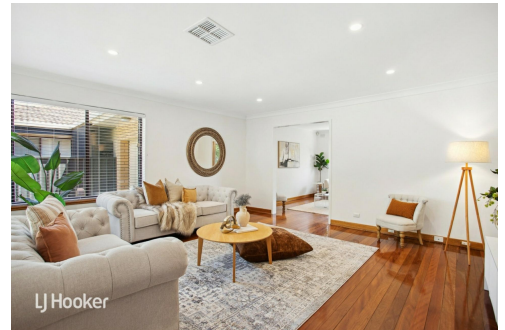
**Janine Bergin 0417 893 453**

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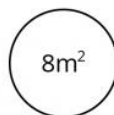
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**TOTAL**



Living



Porch



Garage



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**