

20 Jessie Road, Kensington Park

## Single Level Living with Surprising Scale

Auction Location: onsite

Built in 1989, this Torrens Title brick veneer duplex offers a refreshing departure from the area's heritage norm - combining late-century retro charm with an expansive, single-level design. Positioned behind a double side-by-side garage, the true scale of the home is revealed the moment you step through the double front doors.

Designed with effortless living in mind, the generous floorplan centres around a light-filled, open-plan layout that allows you to spread out or retreat in comfort - without the burden of constant upkeep. Neutral tones and an abundance of natural light create a warm, inviting space while offering a blank canvas to make it your own.

At the heart of the home, the expansive living zone seamlessly connects kitchen, dining, casual, and formal living areas - all enhanced by a central atrium that floods the space with natural light. With the original kitchen still in place, it also presents the astute buyer with the flexibility to expand, update and create their dream kitchen at a time that suits.

3 2 4

### AUCTION

Fri 15th May @ 12:30PM

### VIEW

Sat 2nd May @ 12:30PM - 1:00PM

### AGENTS

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### AGENCY

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Privately positioned at the front, the main bedroom features a walk-in robe and ensuite, while two additional double bedrooms with built-in robes are located at the rear, serviced by a central bathroom and separate toilet - ideal for family living or accommodating guests.

Step outside to a private side courtyard, accessed via sliding doors, where a covered pergola creates the perfect setting for relaxed mornings or effortless entertaining. A rear garden, visible from bedrooms two and three, adds a touch of greenery with the flexibility to keep it low-maintenance or further enhance it to your taste.

Features you'll love:

- Expansive open-plan living with multiple zones and central atrium
- Three bedrooms, including private main suite with WIR and ensuite
- Double side-by-side garage with automatic roller door and internal access
- Ducted reverse cycle air conditioning throughout
- Skylights in the main bathroom, toilet and laundry
- Private courtyard with pergola for alfresco entertaining
- Automatic watering system in both front and rear gardens
- Low-maintenance allotment with flexible outdoor spaces

Kensington Park is where lifestyle meets long-term value. Just minutes from the CBD, this tightly held, blue-chip suburb is renowned for its leafy streets, quality homes, and peaceful surrounds. Zoned for Marryatville Primary School and Norwood International High School and within close proximity to elite schooling such as Pembroke School, parklands, and the vibrant cafe and shopping precinct of Norwood, this home will attract families, professionals, and downsizers alike. Strong demand and limited supply make this not just a wonderful place to live - but a smart investment for the future.

AUCTION: Friday 15 May at 12:30pm, onsite

(\$1,400,000)

CT: Volume 5192 Folio 473

Council: City of Burnside

Council Rates: \$1,970.30 per annum (approx.)

Water Rates: \$248.24 per quarter (approx.)

Land Size: 491 square metres (approx.)

Year Built: 1989 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps//wO7HiQV0RJs9>

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

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

RLA 275279

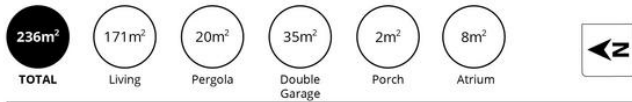
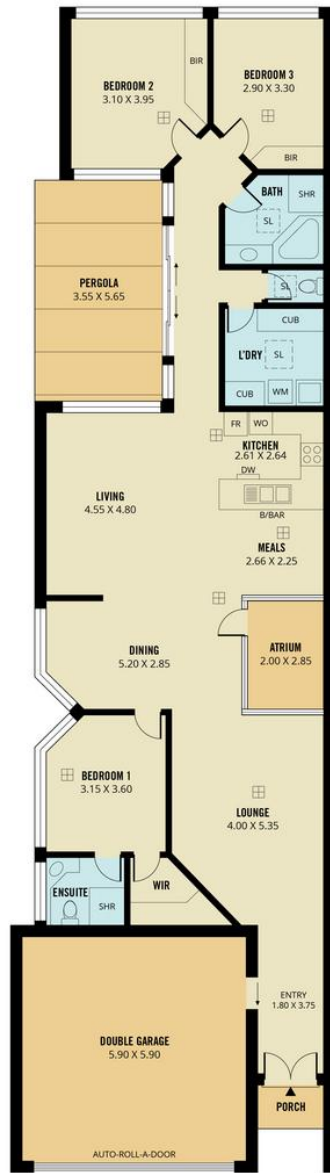
## MORE DETAILS

Property ID 61QEFDJ  
Property Type House  
House Size 236 m2  
Land Area 491 m2  
Including Ensuite  
Air Conditioning  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

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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.

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