

## Kensington Park, 60 Shipsters Road

### Family Size Living With Everything At Your Doorstep!



Welcome to 60 Shipsters Road, a charming 1927 character home located in prestigious Kensington Park. Set on approximately 611 sqm, this residence beautifully blends its historical charm with modern updates, creating an inviting family haven.

Step inside and discover:

- A welcoming hallway featuring elegant baltic pine floors that guide you through the home.
- To the front is a spacious master suite complete with a walk-in robe, leading through to a private ensuite.
- Two additional generously-sized bedrooms, all carpeted for comfort and warmth, with built-in robes in bedroom 3 and built-in shelving in bedroom 2 either side of mantel place

#### For Sale

Sold by Janine Bergin of LJ Hooker Kensington Unle

#### View

[ljhooker.com.au/60YWFDJ](http://ljhooker.com.au/60YWFDJ)

#### Contact

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

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- At the heart of the home is a versatile study or reading room, offering the perfect retreat for some peaceful, quiet time or the ideal work-from-home setup.

- A rear extension added circa 2010 featuring a stunning open-plan casual meals, kitchen, and family room, ideal for both daily living and entertaining.

- The sleek kitchen has stone benchtops, a walk in pantry, quality appliances, and a plumbed-in fridge included in the sale.

- In addition there is a sparkling white family bathroom and separate, well equipped laundry.

- Year-round comfort with a gas log fireplace in the family room, and split system air conditioning in the main bedroom and family room.

- Spacious outdoor entertaining areas provide the perfect setting for hosting guests or enjoying family gatherings.

- Additional features include a charming vine-covered, paved outdoor entertaining area and a well-maintained lawn, offering plenty of space for children to play or the family dog to roam.

- Energy efficient solar: 1 Goodwe 10kW inverter with 36 x 370W panels (13.32kW) and 9 panels on tilt system. A great saving!

Ideally situated within walking distance of both Marryatville Primary and High Schools and Pembroke College, and just a stone's throw from the vibrant Parade with its diverse shops and restaurants, as well as Marryatville Shopping Centre, this home offers unmatched convenience. With the CBD only 5km away, it's the perfect spot to enjoy a coveted lifestyle in a highly sought-after location.

CT: Volume 5749 Folio 858

Council: City of Burnside

Council rates: \$2,201.65 per annum (approx)

Water Rates: \$269.09 per quarter (approx)

Land Size: 611sqm (approx)

Year built: 1927 (approx)

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

<https://prop.ps//Wm724Uft9xZe>

(Please copy and paste the link into your browser)



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## More About this Property

Property ID	60YWFDJ
Property Type	House
House Size	263 m <sup>2</sup>
Land Area	611 m <sup>2</sup>
Including	Ensuite Built-in-Robes

**Janine Bergin 0417 893 453**

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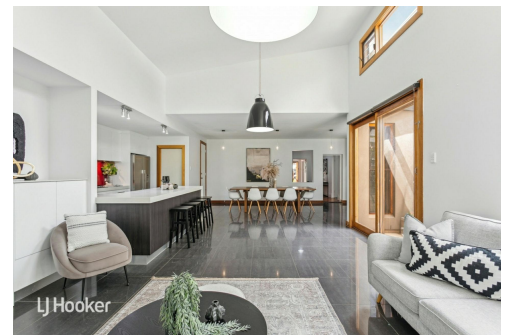
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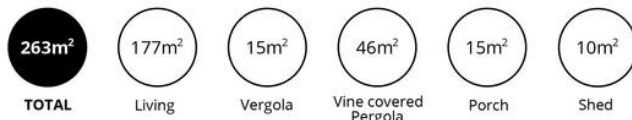
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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