



## Kensington Park, 2/7 Alpha Street

Polish Up an Eastern Suburbs Gem

2 1 1

Auction Location: on site

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

Tucked away in a quiet, well-maintained group, this two-bedroom unit offers an exceptional opportunity to buy into one of Adelaide's most tightly held suburbs and add some serious value.

With good bones and loads of potential, the home is ready for a revival - ideal for first home buyers, downsizers, renovators, or savvy investors looking to secure a solid future.

Separate under cover carport and rear courtyard. Easy access to the Norwood Parade and CBD.

### Auction

Fri 30th May @ 11:00AM

### View

Sat 17th May @ 12:00PM - 12:30PM

### Contact

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**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

AUCTION: Friday, 30th May at 11am, on site.

CT: Volume 5025 Folio 593

Council: City of Burnside

Year Built: 1964 (approx.)

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.

## More About this Property

Property ID	61ASFDJ
Property Type	Unit
House Size	94 m2
Land Area	105 m2

**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

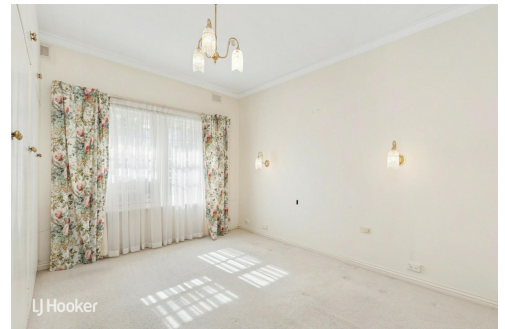
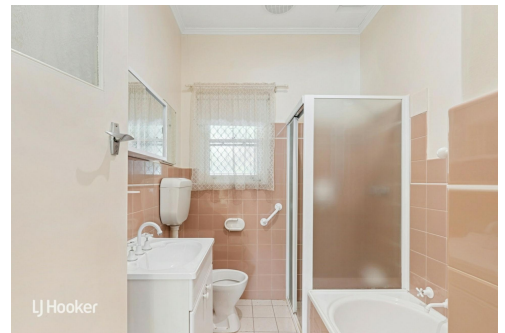
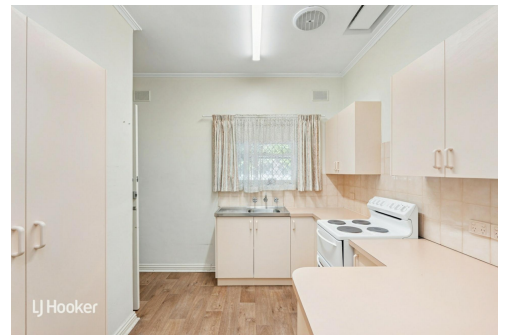
**Janine Bergin 0417 893 453**

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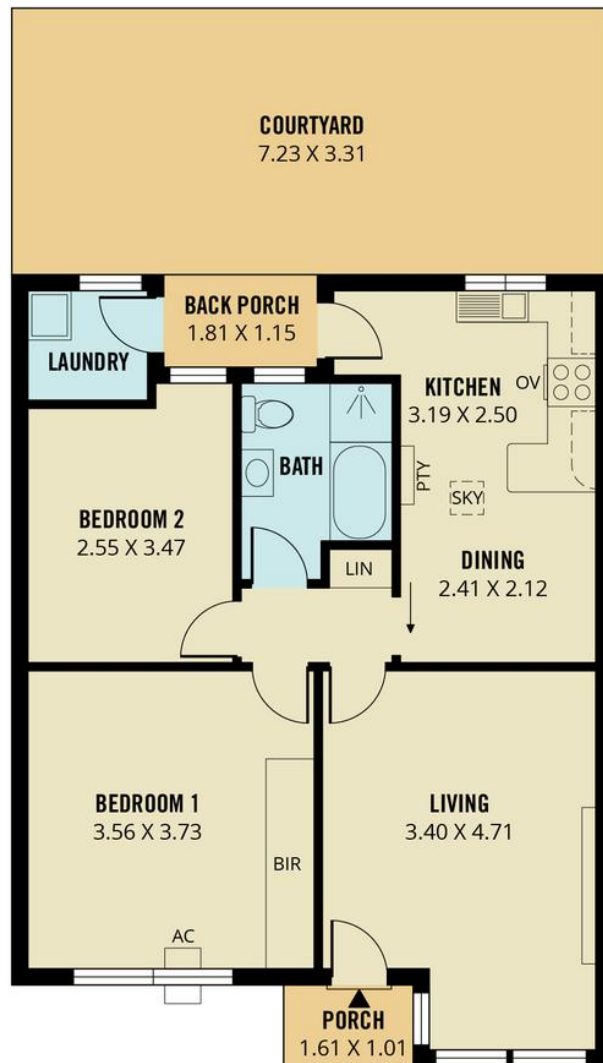


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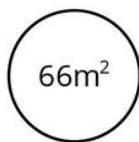
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**TOTAL**



Living



Porch



Courtyard



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**