

Kensington Park, 2/7 Alpha Street

Polish Up an Eastern Suburbs Gem



"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.

CT: Volume 5025 Folio 593

Council: City of Burnside

Council Rates: \$1,082.60 per annum (approx.)



For Sale

Sold by Janine Bergin & Nick Ploubidis - LJ Hooker

View

ljhooker.com.au/61ASFDJ

Contact

Janine Bergin

0417 893 453

jbergin@ljhkensingtonunley.com.au

Nick Ploubidis

0423 840 514

nploubidis@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley
(08) 8431 6088

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.

Water Rates: \$165.55 per quarter (approx.)
Strata Levy: \$450.00 plus Sinking Levy \$125.00 per quarter (approx.)
Year Built: 1964 (approx.)

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

<https://prop.ps//IL3key5CzJyC>

(Please copy and paste the link into your browser)

More About this Property

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

Janine Bergin 0417 893 453

Sales Consultant | jbergin@ljhkensingtonunley.com.au

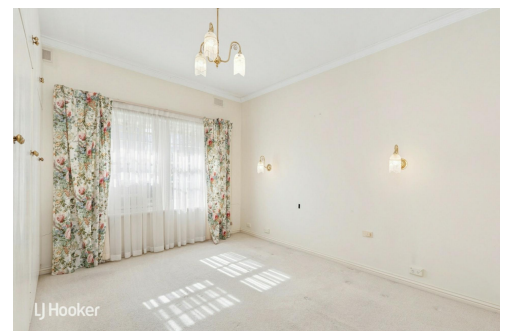
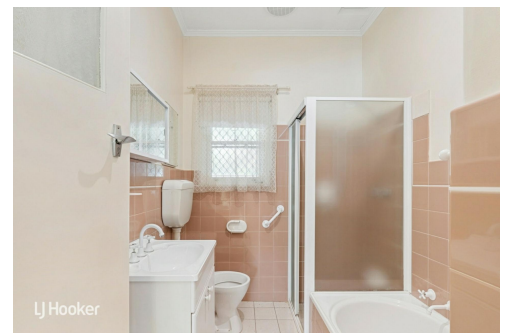
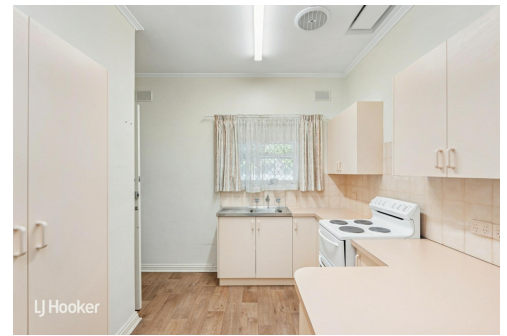
Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

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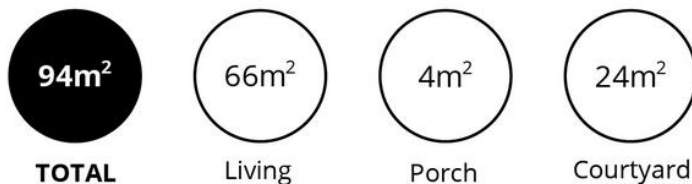
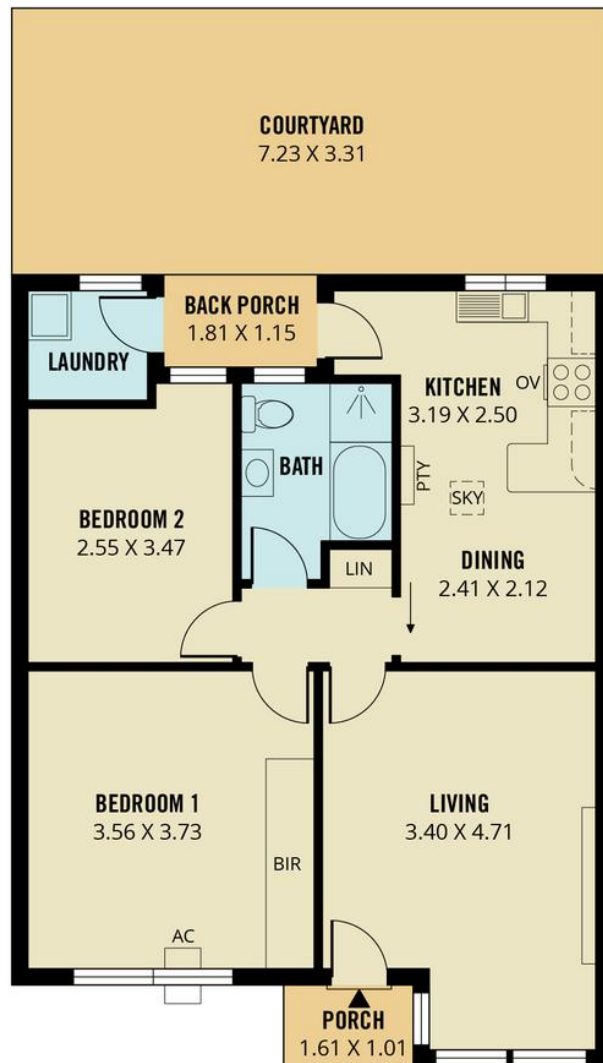
295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



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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. Produced by **The Fotobase Group**