



Kensington, 3 Salter Street

Character, Charm and an Unbeatable Lifestyle

Start a new chapter at this character laden red brick cottage which offers timeless appeal and a lifestyle to match. Nestled in one of Adelaide's most sought after near city locations, this cottage blends historic charm with unbeatable convenience. An exceptional opportunity to restore or renovate a classic residence in original condition. Family built and owned for 3 generations - first time offered for sale.

Comprising 4 main rooms, this flexible floorplan presents potential for two generous bedrooms and two spacious living areas - perfect for couples, professionals or downsizers with an eye for style and opportunity.

Step inside to discover polished timber floorboards and high ceilings, a canvas waiting to have its original charm reinstated.

Located a short stroll to The Parade, moments from boutique shopping, gourmet cafes and

2 1 3

For Sale
Contact Agent

View
ljhooker.com.au/2D6WFDZ

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.

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(08) 8362 8008

renowned eateries. Enjoy a drink with friends at The Rising Sun or Lune Bar or take a brisk walk to the City. This property offers the ultimate city fringe lifestyle.

Zoned for Marryatville Primary and Marryatville High school and within easy access to Pembroke School, Loreto College, Mary MacKillop College, Prince Alfred College and St Ignatius Junior School.

An opportunity brimming with potential. Situated on a 305sqm allotment with off street parking for three vehicles.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.**

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

More About this Property

Property ID	2D6WFDZ
Property Type	House
Land Area	305 m2

Marie Brus 0418 844 502

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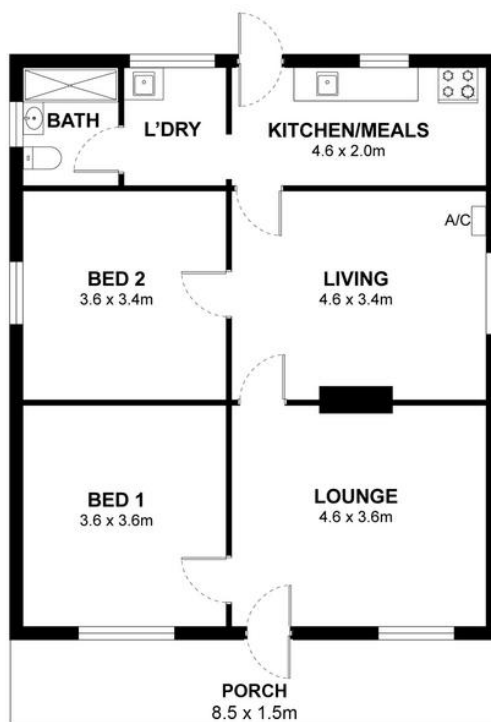
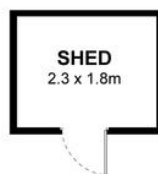
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☐ Interior Living - 73.8m²

☐ Porch - 12.7m²

☐ Total - 86.5m²

Measurements are approximate



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