



306 The Parade, Kensington

## Sold by Julian Rullo of LJ Hooker Adelaide Metro

Auction Location: On-Site

Positioned in one of Adelaide's most tightly held and sought after precincts, 306 The Parade, Kensington presents an exceptional opportunity to secure a charming maisonette in a true blue chip location. Built in 1920 and set on a generous 375sqm corner allotment with valuable rear lane, this sandstone fronted residence offers both character and flexibility for a wide range of buyers.

Perfectly located at the doorstep of The Parade's vibrant retail and lifestyle strip, you'll enjoy immediate access to popular cafés, restaurants, boutique fashion outlets, as well as Coles and Foodland-delivering unmatched convenience and exposure.

Zoned within the Business Neighbourhood Zone, the property unlocks a multitude of possibilities. Whether you're looking to move in and enjoy, renovate or extend, or capitalise on the high exposure location by operating a business (STCC), the options here are truly versatile.

Internally, the home is welcomed by a beautifully maintained, well planted front garden leading into a functional layout featuring two well

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**FOR SALE**  
Contact Agent

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### AGENCY

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proportioned bedrooms, a central lounge and a combined kitchen and meals area. The bathroom is conveniently positioned off the laundry, while the home is enhanced by the high ceilings you would expect from this style of residence, adding to the sense of space and charm.

Completing the offering is a highly desirable double garage plus another off-street carpark, further enhancing the practicality and appeal of this unique property.

Opportunities of this calibre in such a tightly held and high exposure location are increasingly rare. Whether you're an owner occupier, investor or business minded buyer, this is your chance to secure a versatile and character filled property in one of Adelaide's most iconic lifestyle destinations.

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 DETAILS

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|---------------|--------|
| Property ID   | WSRFDG |
| Property Type | House  |
| Land Area     | 375 m2 |

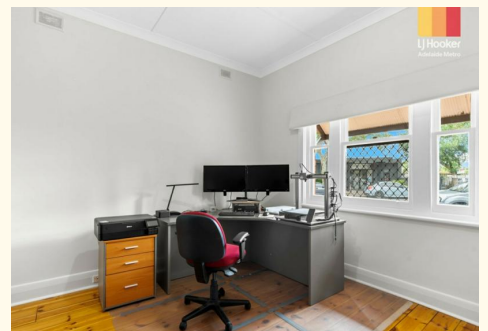
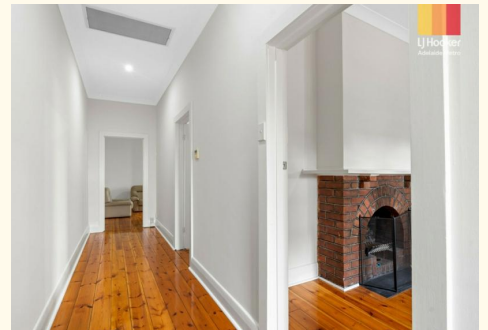
**Julian Rullo 0407846417**

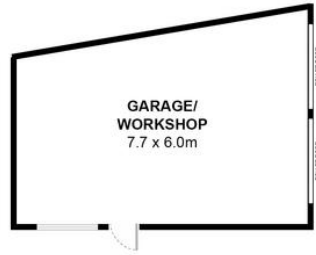
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### 306 The Parade, Kensington, SA 5068

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