

Kingswood, 2A East Parade

It's all about location and lifestyle

Discover the perfect blend of comfort and practicality in this circa 1981 Torrens Title free standing home on a generous 560sqm block. Ideally located in the heart of Kingswood, immerse yourself in the desirable lifestyle on offer in this beautiful suburb. Whether you're a first-home buyer, downsizer, or investor, this property offers a welcoming space tailored to your needs.

As you step through the entry hall, you're welcomed by a light-filled living room that invites relaxation and comfort. This warm and inviting space is perfect for hosting guests or savouring peaceful moments at home.

Toward the rear, the open-plan kitchen and combined dining and family room create a spacious and functional hub for daily living. The well-designed kitchen provides ample storage and workspace, while the adjoining family room, equipped with a Daikin split-system air conditioner, ensures comfort no matter the season.



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.



For Sale

Sold by Janine Bergin LJ Hooker
Kensington | Unley

View

ljhooker.com.au/614QFDJ

Contact

Janine Bergin

0417 893 453

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LJ Hooker Kensington | Unley
(08) 8431 6088

The three bedrooms are all generously sized, each featuring ceiling fans to keep you cool. The master bedroom offers built-in wardrobes, combining style and practicality.

The bathroom with its extra large shower and separate bath was upgraded in 2013 and features clean, simple lines that blend modern style with functionality.

Outside, the pergola provides the perfect setting for outdoor entertaining, whether it's a weekend barbecue or a relaxing morning coffee. The property also features an enclosed carport with a roller door, offering secure parking and additional storage space conveniently located at the rear of the home.

Key Features:

- Daikin split-system air conditioning in the family room
- Canvas awnings on bedrooms 2 and 3, as well as the living room
- Solar panels installed in 2009 providing a rebate of 44c/kWh.

This delightful family home provides you with very easy access to so many fabulous amenities in the area. You are a very short walk to the wonderful Mitcham Village Shopping Centre, there are 8 schools within about a 1km radius of the house, and several public transport options nearby - all of this less than 10 minutes from the city centre.

Expressions of Interest Closing: Thursday 6th February at 12pm.

CT: Volume 5353 Folio 618

Council: City of Mitcham

Council Rates: \$2,587.05 per annum (approx)

Water Rates: \$253.54 per quarter (approx)

Land Size: 560 square metres (approx)

Year Built: 1981 (approx)

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

<https://prop.ps//80xYeJrz23ox>

(Please copy and paste the link into your browser)

More About this Property

Property ID	614QFDJ
Property Type	House
House Size	173 m2
Land Area	560 m2

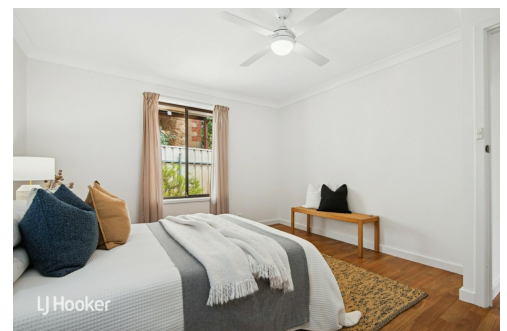
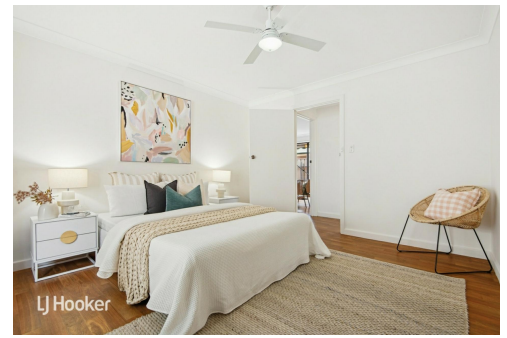
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173m²

TOTAL

134m²

Living

22m²

Carport

8m²

Pergola

9m²

Porch



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