

Rosslyn Park, 2A Taylor Terrace

Effortless Single Level Home in a Highly Desirable Neighbourhood

Auction Location: on site

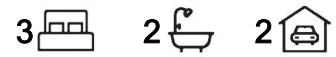
If you're searching for an easy maintenance, spacious single level home in one of the most desirable streets in a highly sought after neighbourhood, this 1991 built Torrens-titled home has it all. Charming street presence yet incredibly spacious accommodation as you step in side.

Natural sunlight fills the spacious living room on entry, enhancing its warm and inviting ambiance. The open layout of this oversized room provides the perfect setting for both relaxation and entertaining.

The updated kitchen features ample storage, dishwasher and double sink overlooking the rear yard. Large windows invite abundant sunlight, creating an open and welcoming



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For Sale

Sold by Nick Ploubidis LJ Hooker Kensington Unley

View

ljhooker.com.au/6127FDJ

Contact

Nick Ploubidis

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space. The kitchen flows into the meals and dining areas, providing an inviting space for both casual meals and larger gatherings.

The main bedroom is more than generous in size with the bay window enhancing the sense of space. An ensuite and walk in robe are welcome attributes rarely found in homes of this era. Bedrooms two and three are also spacious and sun drenched with delightful views of either the garden or courtyard.

The tidy, low-maintenance yard is perfect for those who appreciate easy upkeep without sacrificing outdoor living. With a spacious patio and a charming courtyard, this home offers plenty of room to relax and entertain.

Perfectly positioned, ultimate in convenience. This property is just moments from The Parade and Kensington Road, offering easy access to the CBD and public transport. Walking distance to Kensington Gardens Reserve, an ideal location for morning walks and family picnics.

Zoned for the highly regarded Magill School and Burnside Primary.

Whether you're a first-home buyer, downsizing, or starting the new family, this home ticks all the boxes.

AUCTION: Wednesday, 18th December at 12:30pm, on site - Sold by Nick Ploubidis and Denise Yan.

(\$1,100,000)

CT: Volume 5416 Folio 940

Council: City of Burnside

Council Rates: \$1,653.45 per annum (approx)

Water Rates: \$221.66 per quarter (approx)

Land Size: 444 square metres (approx)

Year Built: 1991

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

prop.ps/6PSroXqSYtj9

(Please copy and paste the link into your browser)

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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.



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More About this Property

Property ID	6127FDJ
Property Type	House
House Size	192 m ²
Land Area	444 m ²
Including	Ensuite Courtyard Dishwasher

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

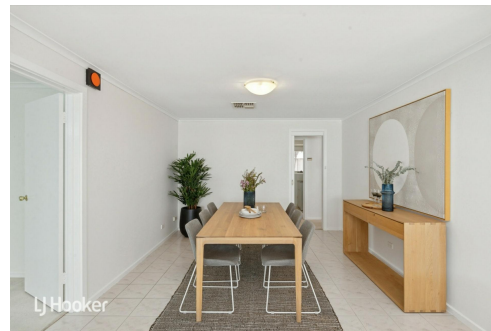
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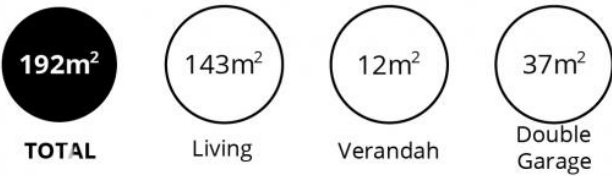
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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