

2/9 Ellerslie St, Kensington Gardens, SA 5068

Sold - 20/04/2024

House 2 2 1



Sold by Kay Morris

Ideal for professionals, the downsizer dream, or blue-chip investment. Located in a beautiful tree lined street this spacious, light filled, federation style courtyard home with a flexible floorplan will tick so many boxes. Currently 2 bedrooms it can easily be converted to 3 bedrooms. In a lovely, private garden setting, it is well suited to a range of lifestyles and is a home to just move into, relax and enjoy!

Open for Inspection
By Appointment.

What makes this home special:

- 1/2 Superbly presented throughout
- 1/2 The warmth of timber floors flows through the living areas
- 1/2 2 light filled living spaces plus a central atrium
- 1/2 Dining area or alternatively it is perfect for study use or could easily be converted to a third bedroom.
- 1/2 Well appointed kitchen with exceptional storage & impressive bench top space
- 1/2 Kitchen overlooks the family room with French doors leading to the paved pergola alfresco area. With a backdrop of greenery, this is a wonderful space for entertaining friends & family.
- 1/2 Master bedroom featuring semi bay window with plantation shutters, garden views, walk-in robe & ensuite
- 1/2 Bedroom 2 with built-in robe is conveniently located adjacent the main bathroom
- 1/2 Fully tiled, the modern main bathroom, in neutral tones, has a relaxing bath, heated towel rail & shower
- 1/2 Separate toilet
- 1/2 Ducted reverse cycle air conditioning
- 1/2 Reticulated watering system to front & rear lawns
- 1/2 Drive through remote controlled garage to a second car parking space

Zoned for Magill Primary, Norwood International High, & close to Pembroke College.
Its close proximity to Benfield Estate, and Magill, Burnside & Norwood Parade shops & cafes will ensure an enviable lifestyle.

Listed By
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