

**3/72-74 Bridge St, Kensington, SA 5068**

**Leased - \$600**

House 2 1 1 1



### Low Maintenance Home in an Ideal Location

Privately located at the rear of this beautifully maintained group is this extremely desirable courtyard home, offering a secure lock-up and leave lifestyle with entry to the group via automated gates and video intercom.

Just a short stroll to The Parade shopping and cafe precinct, Burnside Village and minutes to the city. Zoned Marryatville High and Marryatville Primary School.

Features include:

- ? Open plan living, meals and kitchen with floorboards opening to courtyard
- ? Fully equipped kitchen with ample cupboard and benchtop space, dishwasher and gas cook top
- ? Good sized bedrooms featuring ceiling fans, main with walk in robe
- ? Main bathroom with bath, shower and toilet
- ? Internal laundry
- ? Second toilet
- ? Single garage with internal access and remote controlled roller door
- ? Central courtyard
- ? Split system air conditioning
- ? Low maintenance paved courtyard
- ? Gas hot water system

You'll love spending your mornings ambling through the tree-lined streets, ordering your essential morning coffee and pastry at local favourite La Madeleine, whilst further down Norwood Parade you'll find convenient amenities for your weekly grocery shop, cinema session, boutique shopping spree or 5-star dinner date. The historic Rising Sun Inn boutique restaurant and bar is perfectly located just down the street for that special occasion or a regular meal. If quality schooling is on the agenda, you're within zoning for the ever-reputable Marryatville Primary and High, and just a short radius from highly regarded Mary McKillop, Pembroke, St. Joseph's and Saint Ignatius' College.

Pets: Sorry, no pets

Water charges: Water usage and supply charges apply

#### Listed By

Rino Pancione

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#### Open for Inspection

By Appointment.

