

**305 Glynburn Rd, Kensington Park, SA 5068****Sold - 13/05/2021**House 3  1  1 

## When Original Pride Becomes Unbeatable Potential

Auction Location: on site.

In the same family since Day 1, this circa 1957 double brick home has seen some good times in the past but is now primed for a new direction. Well maintained on approximately 674sqm with a frontage of 15.8m (approx), let your imagination run wild and recreate or redevelop (STCC) this retro classic.

Discreetly positioned back from the road behind an established garden, this home currently presents in generous proportions as a formal lounge, open plan dining with retro kitchen, 3 double bedrooms, beautiful original terrazzo bathroom, sunroom and laundry with toilet.

Upon entry from the terrazzo front porch, you are greeted with the decor of the late 1950s - period light fitting, pristine cedar wall panelling, mottled carpet covering floorboards. The sliding doors to the lounge room contain etched glass scenery similar to that in the glass fronted cabinets in the lounge room.

A gas heater plus a split system air conditioner in the lounge room already provide year round comfort. The large window, again typical of this style of home, allows an abundance of natural light into the room.

The main bedroom, adjacent to the lounge room, already exposes the wooden floorboards that are throughout the main rooms of the home. A double walk-in robe is an added bonus.

Step through to the retro kitchen, complete with updated Electrolux Chef oven, double sink, built in marble pastry block and more of the cedar wood panelling. Open to the dining area, again storage is not a problem with double built-in pantries.

Bedrooms 2 and 3 are both currently carpeted with floorboards underneath.

The bathroom, in excellent original condition, is terrazzo and lemon. Quite large, with a separate deep bath and shower and the traditional pedestal basin.

As in most homes of this period, there is a sunroom at the rear of the house as well as the laundry and separate toilet.

Outside, the large rear garden offers scope to extend the home and still retain the garden. At the back door, there is a classic terracotta toned brick solid

### Listed By

Janine Bergin

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### Open for Inspection

By Appointment.

