



Charming & Convenient - A Parkside Gem



2



1



2

## 1/103 Kenilworth Road, Parkside

Sold for \$709,888 (Mar 20, 2025)

Best Offer by Sunday 16th March at 6:00pm.

This beautifully presented solid-brick, two-bedroom unit is perfectly positioned at the front of a well-maintained group of six. Set in the highly sought-after suburb of Parkside, this home is an excellent opportunity for first home buyers, investors, retirees, and downsizers looking for style, comfort, and convenience.

Step inside and be greeted by a light-filled lounge, enhanced by a charming bay window that invites in natural light. The updated kitchen is both stylish and functional, featuring a double sink, Puratap, and gas stove, while a separate dining area adjacent to the kitchen provides the perfect space for effortless entertaining. Two generously sized bedrooms both include built-in robes and scenic window views, creating a peaceful retreat. Beautiful original pine floorboards are paired with modern lighting, adding warmth and elegance throughout. Privacy Venetian blinds enhance each space, while the designer bathroom impresses with a marble vanity, heated towel rack, floor-to-ceiling tiles, and a large mirrored cabinet. A spacious laundry offers ample storage and benchtop space, ensuring everyday convenience. Additional features include quality ducted reverse-cycle air conditioning for year-round comfort, a modern gas hot water system, and upgraded electrical cabling, switches, and power board for peace of mind.

<b>Property ID:</b>	L16129385
<b>Property Type:</b>	Unit
<b>Building / Floor Area:</b>	77
<b>Garages:</b>	1
<b>Open Parking:</b>	1
<b>Land Area:</b>	100.0 sqm

**Brett Trimboli**  
0411 153 364  
brett.trimboli@kp.rh.com.au

Outside, a secure lock-up garage with an auto roller door provides storage space and rear access. The generous private yard is an entertainer's dream, boasting a gabled entertainment area with ceiling fans, high fencing for added privacy, and garden beds with a clothesline and toolshed. Paved access leads to a front community lawned area, with this being the only home in the group to enjoy direct access to this lovely green space. Further enhancing security and efficiency, the home is fitted with window awnings, Amplimesh security screens, and a Zeversolar 1.5kW solar power system to help reduce energy costs. A dedicated visitor car park adjacent to the property adds extra convenience, providing a total of two off-street parking spaces.

Ideally situated between the vibrant Unley and Burnside precincts, this home offers easy access to shopping, dining, public transport, and the Southern Parklands. Plus, you're just minutes from the Adelaide CBD, making city living a breeze.

Strata fee includes \$50 to sinking fund, admin management, and garden maintenance.

Council: City of Unley

Council Rates: \$1,027.85 per annum

SA Water: \$165.55 per quarter

ESL: \$118.75 per annum

Strata Fees: \$620 per quarter

Living Area: 77 sqm

Year Built: 1974

Zoning: Established Neighbourhood (EN)

Rental Appraisal : \$580 p/w (approx)