

**\$385,000**



**1/476 Magill Road Kensington Gardens SA**

**2** **1** **1**

THIS GENEROUS SIZE TWO BEDROOM UNIT INCLUDES A VERY GOOD SIZE LIVING AREA, GOOD SIZE BEDROOMS AND HAS THE BENEFIT OF VERY GENEROUS LAND TO THE FRONT AND TO THE REAR OF THE HOME UNIT.

**Price** : \$ 388,000

**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/kensington-gardens/residential/unit/6831010>

It is a unique home unit in a great location. Having the opportunity to fence the front yard to have a generous private garden setting is a real benefit to the purchasers of this home unit, see site plan.

This home unit comprises two good sized bedrooms, both with built-in robes and each overlook the homes gardens.

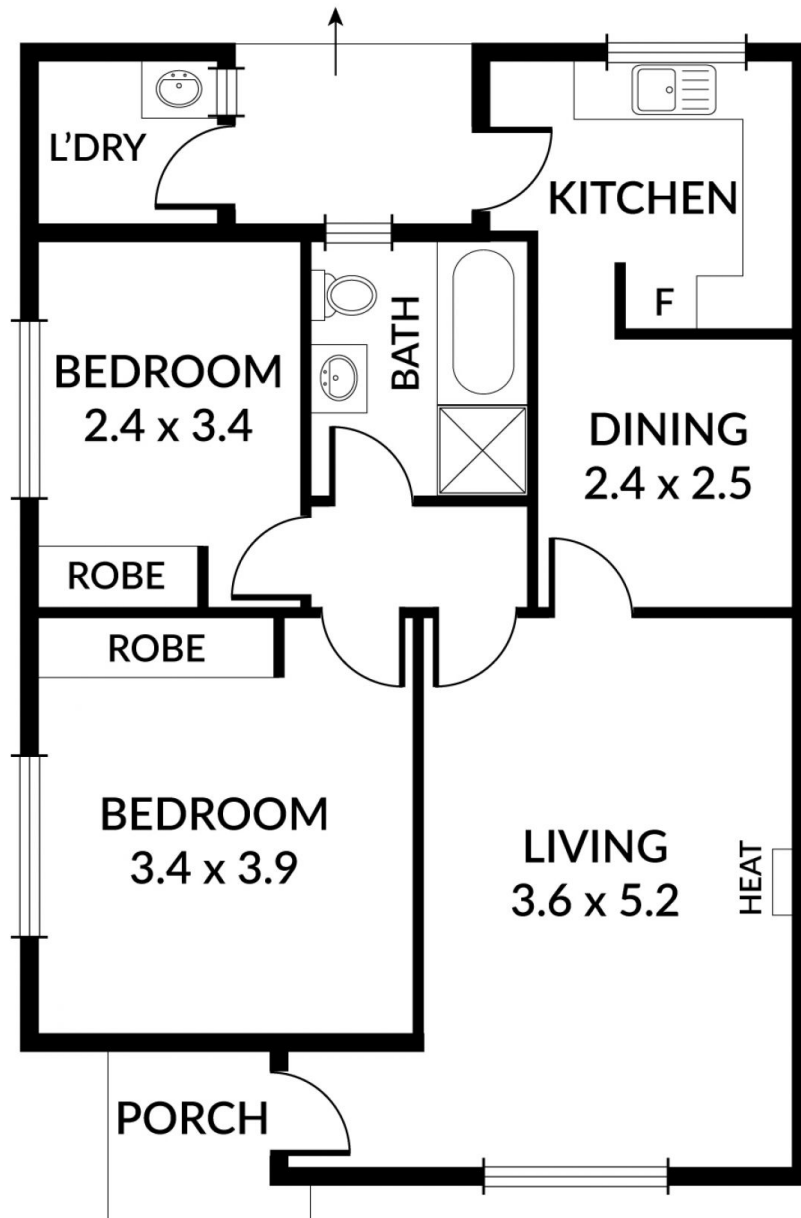
The home unit has a very generous living area that also overlooks the attractive gardens of the home unit.



**Bevan Bruse**  
**08 8431 8181**



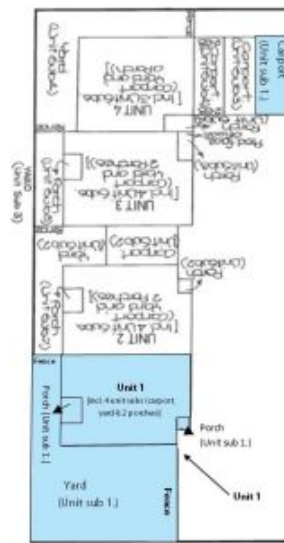
**Theon Bruse**  
**08 8431 8181**



LIVING	67M <sup>2</sup>
OUT DOOR	6M <sup>2</sup>
<b>TOTAL</b>	<b>73M<sup>2</sup></b>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

**TOOB, ALEXANDER & Co.**  
 SURVEYING AND PLANNING CONSULTANTS  
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MAGILL ROAD

**STRATA PLAN**  
**2722**  
 2ND. OF 3 SHEETS

*Handwritten signature*  
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