

## 30 Kingston Terrace East North Adelaide, SA



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### Spectacular parkland frontage with views from every room and rooftop terrace.

Peaceful gum trees and grazing horses... it doesn't get better than this. Bathed in northern light, the large living room has extensive windows, gas fire and double doors to dining room and open plan kitchen with private courtyard.

Large master bedroom suite upstairs has two balconies and next door study with stylish built in joinery. There are bathrooms on all levels as well as mini kitchen on the roof terrace for easy entertaining.

This truly unique residence where relaxation is paramount affords secure, low maintenance, contemporary living at its best in this never to be repeated position.

#### Features:

- Temperature controlled secure wine room
- Gas fireplace
- Ducted RCAC
- Security System

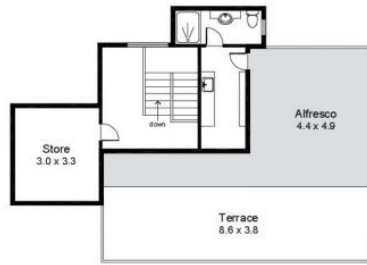
Council rates: \$3,275.70 pa  
Water rates: Not declared  
ES Levy: \$656.00 pa  
Year Built: 1984

**Price:** SOLD - FOX



**Candy Bennett**

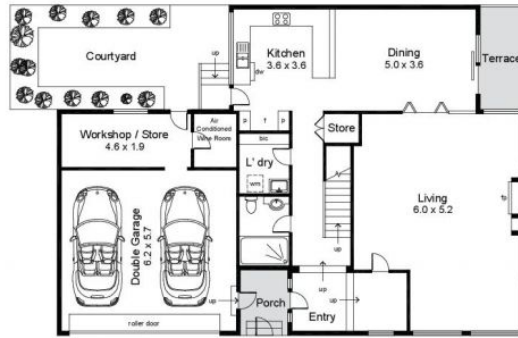
candy@foxrealestate.com.au  
0418 816 639



Second Floor



First Floor



Ground Floor

Area (Estimate only)	
Ground Floor	116.9 m <sup>2</sup>
First Floor	129.4 m <sup>2</sup>
Second Floor	32.3 m <sup>2</sup>
Porch	3.9 m <sup>2</sup>
Double Garage	35.3 m <sup>2</sup>
Terrace / Balcony	22.3 m <sup>2</sup>
Alfresco / Terrace	52.7 m <sup>2</sup>
Total	392.8 m <sup>2</sup>

For illustrative purposes only. All measurements are approximate