



## 7 Janet Street, KINGSTON SE, SA 5275

Functional home on a huge 1650m<sup>2</sup> Allotment!

Set on a generous 1,650m<sup>2</sup> (approx.) allotment, this neat timber-framed and clad home seamlessly combines timeless character with modern comforts, offering an ideal long-term investment or family residence.

Character Features: High ceilings adorned with original ceiling roses,

Comfort Year-Round: Enjoy cozy winters by the slow combustion wood fire and stay cool in summer with split system air conditioning, complemented by ceiling fans in every room.

Open-Plan Living: The flowing living, dining, and kitchen area creates a welcoming space for everyday life and effortless entertaining.

Bedrooms: Three generous bedrooms, including a main with built-in wardrobe, plus a versatile fourth bedroom/sleepout or study.

Functional Layout: A practical mudroom, separate laundry, and bathroom featuring an

**TYPE:** For Sale

**INTERNET ID:** 300P192217

### SALE DETAILS

**\$580,000**

### CONTACT DETAILS

**Kingston**  
45 Holland Street  
Kingston, SA  
08 8767 4000  
RLA: 62833

**Kait Copping**  
0407 023 737

original bath and basin.

**Outdoor Convenience:** Fully fenced backyard with dual driveways, ideal for large families and access.

**Shed Storage:** Two sheds provide ample storage and workspace - a classic 6m x 9m shed with lean-to woodshed, and a modern 7.5m x 9m three-bay shed perfect for boats, caravans, or extra storage.

**Water Supply:** Connected to town water, with additional rainwater storage for sustainability.

**Location:** Conveniently positioned close to all Kingston SE amenities and just a short stroll to the local school.

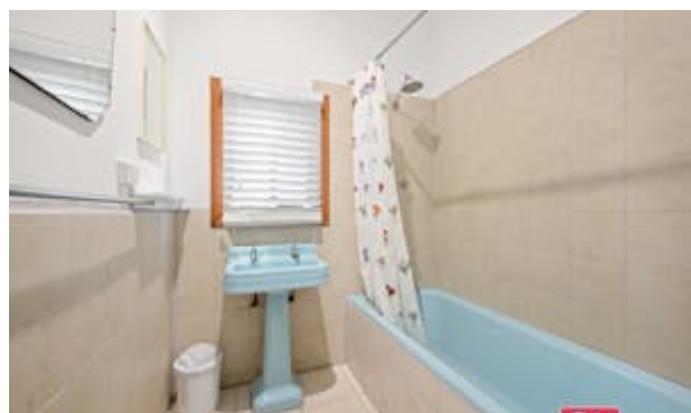
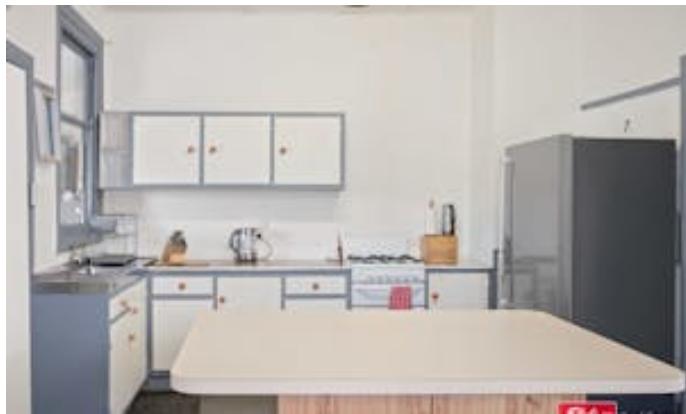
Subject to council approval, this property offers potential for subdivision-an exciting opportunity to add value!

Contact Kait Copping on 0407 023 737 or [kait.copping@elders.com.au](mailto:kait.copping@elders.com.au) to find out more!

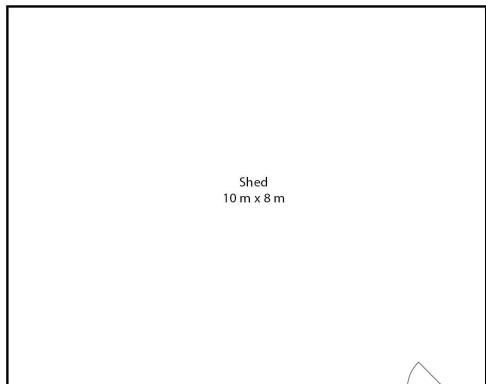
**Disclaimer:** We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 1,650.00 square metre
- Building Area: 175.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4

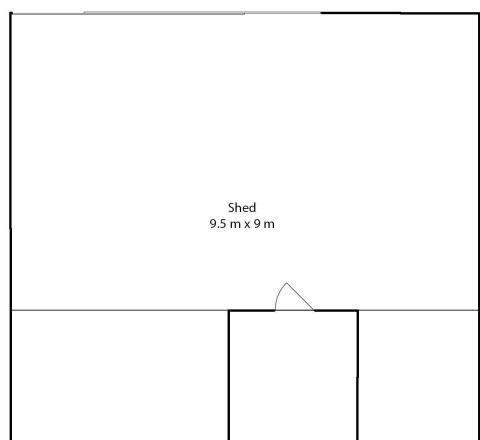








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Shedding Not In Position



 Jake Muller Photography

Sizes And Dimensions Are Approximate, Actual May Vary