



KENSINGTON PARK
297 Kensington Road

423 sqm

EXCEPTIONAL CHARACTER PREMISES - IMPROVEMENTS
423 M2* PROMINENT CORNER ALLOTMENT 1617 M2*

Price on Application

EXCEPTIONAL CHARACTER PREMISES – IMPROVEMENTS 423 M2* PROMINENT CORNER ALLOTMENT 1617 M2* – 20 KW, 80 PANEL SOLAR SYSTEM FLEXIBLE ZONING

Located in a premier location in Adelaide's east on a prime corner allotment of approx. 1617m2 this property offers exceptional accommodation, impressive character and beautiful presentation with the following key features:

- Impressive reception
- Expansive boardroom
- Quality fitout and amenities
- Mixture of open and partitioned offices and cellar
- Suitable for office, medical, hospitality (stcc)

Property ID	L27255629
Property Type	Offices
Building / Floor Area	423
Land Area	1617.0 sqm

AGENT

David Ente

📞 0412 127 653

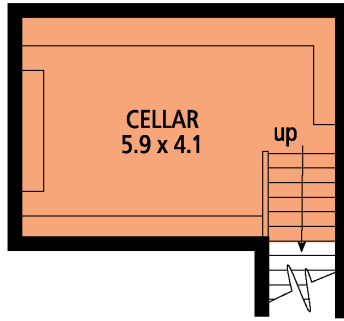
✉️ david.ente@sa.rhc.com.au

- Ample car parking
- Exposure to over 15000 vehicles daily**
- Suburban Activity Centre Zone
- Cellar

The property is perfectly located in Adelaide's eastern suburbs and is circa 5 kms to the city.

- All areas/dimensions approximate

RLA 283100



297 Kensington Road, Kensington
ESTIMATED NET LETTABLE AREA



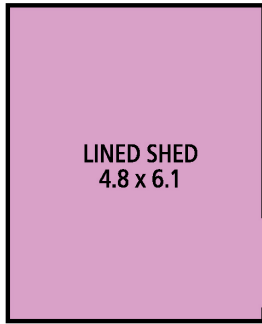
 OFFICE:	347 sq.metres
 AMENITIES:	23 sq.metres
 CELLAR:	24 sq.metres
 SHED:	29 sq.metres



TOTAL NET LA: 423 sq.metres

Complies with the
PCA Method of Measurement

sb = switch board
dist = distribution board
hws = hot water service
vac = ducted vacuum
a/c = air conditioner
☒ = air conditioner duct



Site Area: 1,617 sq.metres*

*approximate only - not surveyed

