klemich
by Ben Nightingale

1/21 Leonore Avenue

Kensington Gardens SA 5068

2 bed · 1 bath · 1 car



The home

Beds / baths / cars	2 / 1 / 1
Year built	1975
Internal living area	86.6 sqm (approx.) from the floor plan; 108.3 sqm (approx.) in total under roof, including the garage, verandahs and outdoor areas
Construction	Brick and tile
Style	Colonial
Council	Burnside
Zoning	General Neighbourhood (GN)

Features

Street presence

> 1970s brick and tile
> White colonial-style bay window

Position

> Front of a group of three; premium street-front position

Living

> Whitewashed pine timber floors throughout
> Spacious lounge with feature gas fireplace
> Central dining area flowing to rear courtyard
> Designer pendant lighting
> Built-in black cabinetry with timber tops either side of the fireplace, open timber shelving above

Kitchen

> Renovated kitchen
> Subway tile splashback
> Woodgrain cabinetry with pale benchtops
> Gas cooktop, stainless steel oven, rangehood and dishwasher

Bedrooms

> Walk-in robe to main bedroom

Bathrooms

> Renovated bathroom
> Marble-topped double vanity, matte black tapware, mirrored cabinets, frameless shower screen, floor-to-ceiling white tiles

Accommodation

> Two well-proportioned bedrooms
> Versatile laundry with butler's pantry storage

Outdoors

> Covered entertaining area
> Raised timber garden beds and a slatted timber screen
> Pergola-covered paved rear courtyard, private, with lattice, climbing greenery and brush fencing

Parking

> Lock-up garage plus room to park a second car in front of it

Services

> Evaporative air conditioner, 3 to 5 years old
> Fully rewired throughout unit with new/extra power points added
> Mains gas installed to this unit only; other units do not have mains gas
> Mains gas point in the covered entertaining area for a patio heater or barbecue
> TV power points, cabling and wall mount bracket above the fireplace, with the bracket included in the sale

Title and ownership

Title	Strata title
Certificate of Title	CT 5055/505
Plan	Strata Plan 1607
Legal description	UNIT 1 Sec 272 SP 1607 Vol 5055 Fol 505
Homes in the group	3

What it costs to hold

Strata levies	$860.01 per quarter admin $818.34 and sinking $41.67
Council rates	$1,221.95 a year current financial year
Emergency Services Levy	$122.55 a year current financial year
SA Water	$191.85 per quarter supply $88 and sewer $103.85, with no separate meter: the account is apportioned between the units (33.33% each)

The strata corporation

Corporation	Strata Corporation 1607 Inc
Managed by	Strata Data 647 Portrush Rd, Glen Osmond SA 5064
Building insurance	$1,585,100 excess $1,000, flood cover included
Corporation funds held	$17,079.26 admin $9,898.66, sinking $7,180.60
Maintenance scheduled	Gutters and downpipes cleaned May 2027
Next AGM	Wednesday 21st of July 2027 at 3:00 pm via Zoom

The neighbourhood

Magill Road, cafes, bakery and local shops	0.4 km · 5 min walk
ALDI Kensington Park, 398 Magill Road	0.9 km · 11 min walk
Magill School, zoned primary school	1.3 km · 17 min walk
Norwood International High School, zoned high school	0.9 km · 11 min walk
Kensington Gardens Reserve, ovals, playground, tennis and the bowls club	0.9 km · 12 min walk
Adelaide CBD	7.7 km

Questions buyers ask

What are the strata fees and what do they cover?
$860.01 a quarter. The levy covers building insurance ($1,585,100 sum insured), common-area grounds maintenance, gutter cleaning, pest inspection and the corporation's management.

Does the corporation have money behind it?
Yes. $17,079.26 is held across both funds (admin $9,898.66, sinking $7,180.60), with no levies in arrears.

How many homes are in the group and how are decisions made?
3 homes. Every owner is a member of the corporation, and decisions, including the levy, are voted on at the annual general meeting. The next AGM is Wednesday 21st of July 2027 at 3:00 pm via Zoom.

How is the water billed?
There is no separate meter, so the account is apportioned between the units (33.33% each). The fixed supply and sewer charges for this unit are $191.85 a quarter.

How old is it, and what has been updated?
Built 1975 and renovated throughout since. The kitchen has been redone with woodgrain cabinetry and pale benchtops, a gas cooktop, stainless steel oven, rangehood and dishwasher; the bathroom with a marble-topped double vanity, matte black tapware, mirrored cabinets, a frameless shower screen and floor-to-ceiling tiling. Behind the finishes, the unit has been fully rewired with extra power points added, mains gas has been connected (this unit only in the group of three, including a gas point in the outdoor entertaining area), and the evaporative air conditioner is three to five years old. The TV cabling and wall-mount bracket above the fireplace are included.

Is it tenanted or vacant?
Vacant possession at settlement.

Can I have a pet?
Pets in a strata group are governed by the corporation's articles. Ask for the articles, which are enclosed with the Form 1, before you commit.

What is the next step if I am interested?
Ask for the full Form 1 and contract, and talk to Ben about where your offer needs to sit.

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Prepared for prospective purchasers as a convenience only. Figures for rates, levies, insurance and title are taken from the Form 1 (Vendor's Statement) and the strata corporation's records current at the date of preparation, and may change. Internal area is taken from the floor plan and is approximate; land area is from the title, not a survey. This sheet is not a substitute for the Form 1 and contract, which you should read in full and have reviewed independently before you make an offer. School zones are the Department for Education's published zones and can change; confirm the current zone with the school before relying on it.