



SALE

Heritage Charm & Modern Comfort in a Blue-Chip Location!



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Welcome to this charming 1910 bluestone-fronted home!

Leadlight details, polished timber floors, picture rails, original fireplaces & a central passage featuring an ornate archway & ceiling roses, all pay homage to its heritage.

The chef's kitchen showcases stainless-steel appliances, 900mm gas cooker & oven, dishwasher, wine storage, ample cupboard, generous bench space & a classic fireplace.

A flexible floorplan of 3 generously sized bedrooms – offers 3 bedrooms, or 2 bedrooms with dual living, home office or separate dining.

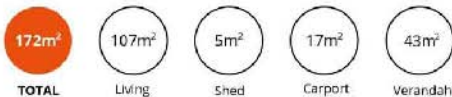
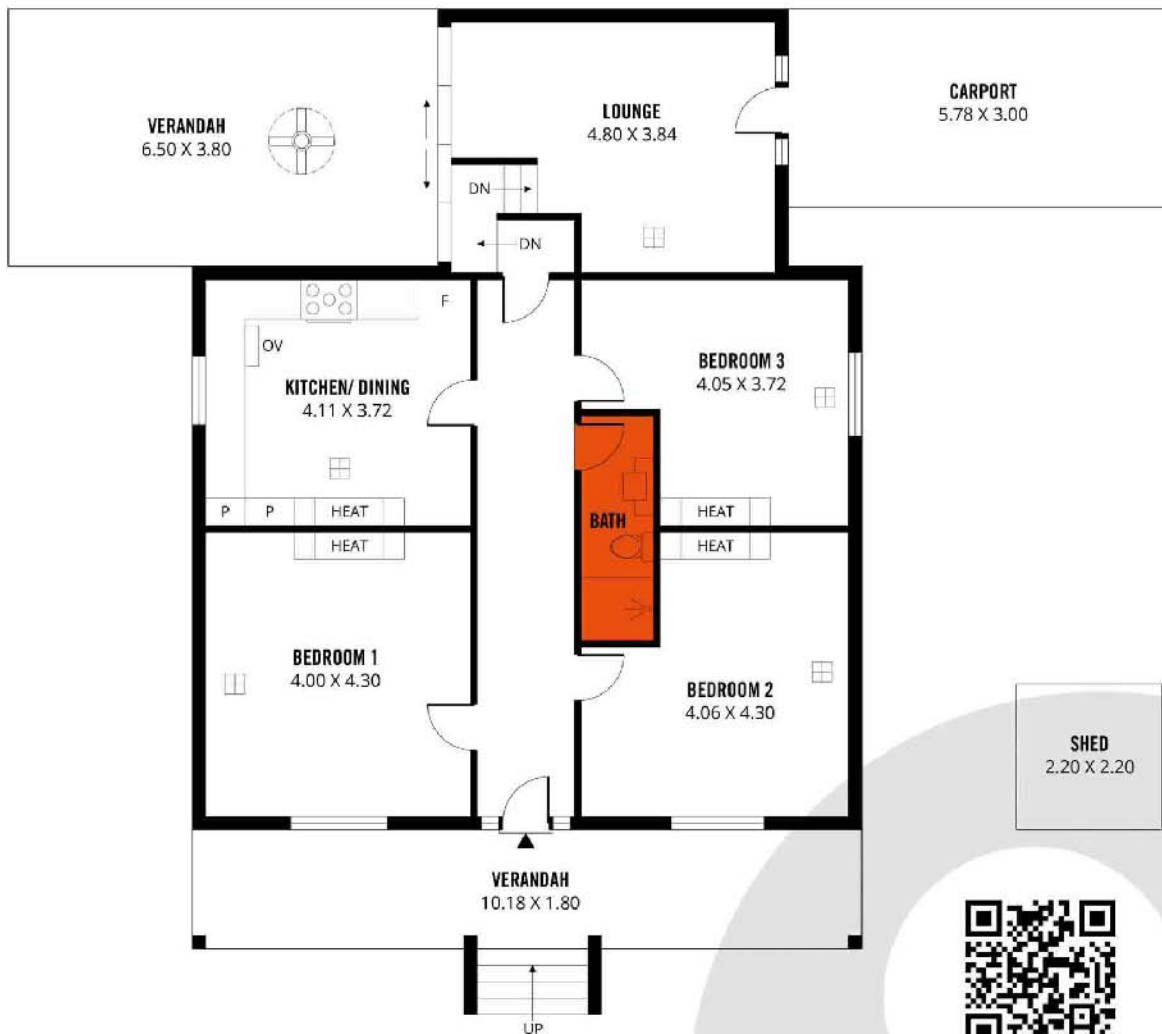
The modern bathroom combines a compact design with practicality.

The sunken rear living room, bathed in natural light & framed by exposed stone walls, is complemented by slate flooring & a ceiling fan.

French doors open to a private paved courtyard & low-maintenance gardens. The outdoor entertaining complete with pergola & ceiling fan extends the living space.

A utility zone, behind secure fencing, offers a practical garden shed, clothesline & bin area. Secure off-street parking under the carport, with convenient rear access, completes this charming and functional home.

Enjoy city-fringe living, vibrant cafés, boutique shopping, quality schools & excellent public transport.



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group

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REAL ESTATE



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WE KNOW YOU WILL LOVE THE:

- Striking bluestone façade
- High ceilings, polished timber floors & original fireplaces
- Gourmet kitchen
- 3 generous bedrooms with a flexible floorplan
- Spacious living with slate floor
- French doors open to private paved courtyard, with alfresco entertaining & ceiling fan
- Secure carport with rear access
- Low-maintenance gardens
- Garden shed & secure utility area

SPECIFICATIONS

CT	5003/383
Built	1910
Council	City of Unley
Rates	\$420.30pq
Water	\$226.85pq
ESL	\$182.10pa
Body Corporate	\$303.75pq

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