

# 102 Brougham Place, North Adelaide, SA 5006

## House For Sale

Wednesday, 10 January 2024

102 Brougham Place, North Adelaide, SA 5006

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sally Cameron  
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## AUCTION | 28/01 (USP)

Auction Location: Sunday 28th of January at 1:30pm on site. Opportunities like this don't come along every day. Situated in one of North Adelaide's most prestigious and tightly held positions directly adjacent Brougham Park, this gracious and spacious town house offers private, secure and easy-care living close to the city, parklands, shopping and world-renowned sporting, recreational and arts venues. Echoing the historic homes that surround it, the elegant two storey façade incorporates an elevated veranda with columned portico and balcony that gazes across the green expanse opposite, and a private lower level nestled within formal terraced plantings. Warm and inviting, the beautifully presented interior is flooded by light that spills through from its north facing orientation. Parquetry floors stretch through to expansive open plan living and meals. French doors extend out to the north facing balcony which is the perfect perch for dining with friends and enjoying the peaceful tree-studded surrounds. From casual meals, a second wisteria clad balcony provides elevated tree top views towards the city. The bright white kitchen boasts a breakfast bar, stone countertops and a range of European appliances. Family accommodation is spacious and adaptable. Upstairs, an elegant master retreat boasts a north facing bay window, along with a concealed pop-up smart TV. Through a walk-in robe is a large ensuite bathroom complete with a rejuvenating spa bath. Downstairs also takes full advantage of northerly light and pretty garden aspects. Two further bedrooms include one with built-in robes, and a study or fourth bedroom with library shelving and a workstation. Of further note is a useful kitchenette with sink, a sizable laundry with washer and dryer included, and the main bathroom with bath. Valuable rear driveway access leads to a remote entry double garage with built-in storage, plus a lockable gated courtyard known as the "palm court" which not only extends outdoor space for larger gatherings or private undercover lounging, but doubles as another car space if required. This refined, low maintenance property with a prime city-fringe location is perfect for a large range of buyers including down-sizers, investors, or those seeking a city base with comfort, convenience and a vibrant cosmopolitan lifestyle.

**FURTHER FEATURES**

- Versatile floorplan
- Rear driveway access
- Remote entry double garage
- Off street parking area for third vehicle
- Upstairs powder room
- Asko Dishwasher
- Smeg combination convection microwave
- Smeg & Bosch wall ovens
- Smeg gas cooktop
- Ducted reverse cycle air conditioning
- Fire in family room
- 16 solar panels
- Ducted vacuum
- Alarm
- Intercom to front gate entry
- Denon amplifier system
- Radio & intercom
- Speakers
- Sandstone table included
- Washer & dryer included
- Pop up Smart TVs in family room & master bedroom included
- Extensive built-in storage including garage, understair & linen
- Side access

**LOCATION**

- Tightly held position less than 2 km to North Terrace
- Walk to the city, Adelaide Oval, Torrens and Festival Theatre precinct, Universities, North Adelaide Golf Course, Hospitals, Museum, State Library, Art Gallery
- Walk to O'Connell Street boutiques, restaurants, pubs, cafes
- Adjacent Brougham Park & close to Parklands

**SCHOOLS**

- Zoned to North Adelaide Primary School, Adelaide Botanic and Adelaide High Schools
- Close to several colleges