

**11 Wilkinson Road, Parkside, SA 5063**

**HARRIS**

**Sold House**

Wednesday, 13 September 2023

11 Wilkinson Road, Parkside, SA 5063

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 431 m2**

**Type: House**



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**\$1,165,000**

This stunning Torrens Titled c.1910 cottage spilling in character magic has us all head over heels for the federation charm and lofty beauty that 11 Wilkinson Road captures. From the feature frontage and timeless sandstone façade, to the rockbed backyard of landscaped natives and soft, soul-soothing lawn – this one is absolutely enchanting even before stepping through the front door. With a fresh coat of snow white paired with honey-toned floating floors, plantation shuttered windows, elegant built-in robes to the spacious bedrooms, and cathedral archway merging the open and airy lounge with the stylish chef's and dining zone, there's a beautiful blending of old-meets-new here that is utterly faultless. An idyllic base for the professional couple eager for a house-proud home to entertain without over-stretching, right through to soon to be growing families looking to swap size for unrivalled lifestyle appeal – all parties will find this coveted city-fringe pocket a total gamechanger. Aside from being able to walk or ride to the city for the active enthusiasts, leisurely strolls will land you at the doorstep of a raft of popular cafés and restaurants for morning brews, weekend treats and impromptu dinners, there's local trails leading you to leafy parks and playgrounds for plenty of outdoor fun for the kids, as well as Parkside Primary 800m away providing de-stressed starts to your day. Picture-perfect as is, there's still a very usable 431m<sup>2</sup> on offer letting you extend back or up (STCC), turning this already dreamy character abode into a family-friendly showstopper! Features you'll love:- Immaculately maintained and impressively presented character home nestled in one of the most exclusive enclaves of Adelaide's sought-after city fringe locales- Light-filled, open and airy lounge with feature pendant and plantation shutters a welcome conversation away from the all-in-one dining and kitchen for cooking with company, great bench top space, crisp cabinetry, dishwasher and sleek electric cook top- Beautiful master bedroom at entry featuring durable carpet, elegant BIRs, ceiling fan, split-system AC and French doors to the front patio and garden- Large second bedroom, also with durable carpet, BIRs, plantation-shuttered windows and AC- Spacious and sparkling main bathroom featuring separate shower and bath, and toasty heat lamps- Second WC adjoining the outside laundry- Lovely outdoor alfresco and entertaining area overlooking the pristine and sunny backyard framed in native greenery and lush lawn- Long secure and gated driveway, gated entry and charming tree-lined frontage- Sizeable 431m<sup>2</sup> (approx.) allotment inviting future extension possibilities (subject to council conditions)- Close to a range of leafy parks including the iconic Unley Oval, an 800m stroll to Parkside Primary and zoned for Glenunga International moments away- Arm's reach to a host of delicious cafés and restaurants for an incredible lifestyle whether you're up for brunch or wining and dining for dinner- A stone's throw to Unley Shopping Centre and Frewville Foodland, as well as a tick over 2km to Adelaide CBD Specifications: CT / 5591/332 Council / Unley Zoning / EN Built / 1910 Land / 431m<sup>2</sup> Frontage / 9.14m Council Rates / \$2,018.90pa (approx) Emergency Services Levy / \$212.50pa (approx) SA Water / \$239.21pq (approx) Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Parkside P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409