

114 Hill Street, North Adelaide, SA 5006

HARRIS

Sold House

Wednesday, 28 February 2024

114 Hill Street, North Adelaide, SA 5006

Bedrooms: 3

Bathrooms: 1

Area: 207 m2

Type: House



Henry Gower Tillett
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Lauren Davis
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Contact agent

Best offers by 12pm Tuesday 19th March (unless sold prior) Contact agent to inspect by appointment There's a reason Adelaide is called the walkable city, yet North Adelaide – especially here in Hill Street – takes its prestigious reputation further with brunch, golf, and shopping in a leisurely on-foot loop. And from the park life this freestanding c1897 Torrens titled villa stands for, its cosmopolitan village vibes will also be your world. Beyond the sandstone-fronted façade, the home's era style is evident with lofty, intricate ceilings and cornices, attractive original stained glass, and a wide Victorian hall arch breaking your stride between three generous and flexible bedrooms. For the work-from-home executive, the downsizer demanding leafy prestige with their city proximity, or those hunting high and low for a lifestyle leg-up that leans in on St. Dominic's Priory, Wellington Square, Adelaide Oval and North Adelaide Golf Course, this low care, high impact home is a sign... It's the sign of an updated villa that swaps upkeep for freedom. The super private, paved alfresco is your rear undercover everything that starts a slow morning or lives long into the night after dinner parties, spilling friends outside from the open plan living, meals and granite-topped kitchen. Weather not so great? Ziptrack blinds bring welcome comfort. Only staying for the weekend? Lock it up tight and go. New high perimeter fencing, new lockable side gates, timer-irrigated front gardens, and a large garden shed are valuable hidden extras; inside is ducted reverse cycle air conditioning, a step-down cellar and alarm system security. As you watch weddings spill from St. Laurence Church opposite and walkers pause to read the historic plaque affixed to yours and many other homes along Hill Street, comes the beauty of the park life you already know... The Flying Fig, Fare and Square, the Wellington Hotel, tennis events at Memorial Drive, and the evolution of the iconic Aquatic Centre. Now discover how far a 20-minute stroll takes you in a park-lined city fringe that never fails to deliver. Set off on foot and find out:- Torrens titled and freestanding sandstone villa (c1897)- Wide Victorian villa-style hallway - Ornate ceiling roses - Original stained glass windows to bedroom 1- Feature fireplaces to bedrooms 1 and 2- Double 3rd bedroom with in-built desk and robes for study flexibility- Private rear courtyard with water feature - Enclosed patio with Ziptrack blinds- 3 new high and secure side gates- Cellar under living room- Quality hybrid bathroom/laundry- Solid timber bedroom joinery - Permit parking for 2 cars - Zoning for North Adelaide P.S., Adelaide & Adelaide Botanic H.S.- A stroll to St. Dominic's Priory College (R-12) And much more... Specifications: CT / 5266/17 Council / Adelaide Zoning / CL Built / 1890 Land / 207m² (approx) Frontage / 12.61m Council Rates / \$2,543.85pa Emergency Services Levy / \$193.60pa SA Water / \$220.03pa Estimated rental assessment / \$680 - \$720 per week / Written rental assessment can be provided upon request Nearby Schools / North Adelaide P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide 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