

12 Weil Street, Adelaide, SA 5000

HARRIS

House For Sale

Thursday, 30 May 2024

12 Weil Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Area: 120 m2

Type: House



Tamara Gertig
0401219706

\$670k-\$720k

Best offers by Tuesday the 11th June 2024 at 10am unless sold prior. A C1880 character-laden cottage bursting with life - whether 12 Weil St is destined to be your chic city weekender, ultra-low maintenance home, or secure investment, it's a future that looks bright. Wrapped with bluestone and red brick, a character frontage flawlessly harmonises with prime placement one of the CBD's finest heritage pockets. North-facing windows ensure maximum natural light, while rich timber floors, picture rails, and high ceilings layer heritage detailing across the expansive front lounge and central bedroom. Those sun rays continue across a sit-in kitchen, gas cooktop and abundant bench space certain to upscale even the most basic recipe, while a family bathroom completes the floor plan with plenty of space for self-care rituals. A private rear courtyard offers the perfect easy-care alfresco area, delivering an urban outdoor retreat that never demands excessive commitment to weeding, edging or mowing. Tucked quietly to the rear, a detached studio with ensuite bookends the allotment with scope for a work-from-home suite, music room, yoga studio, dojo, playroom, or all the above. With no weekend gardening to stress over, ideal placement right on the fringe of the southern parklands makes it easy to spend down time exploring Veale Gardens, playing outdoor sport, or scaling the heights of TreeClimb Adelaide. The Duke of Brunswick Hotel and Leisurely Coffee are your favourite new neighbours for an evening knock-off drink or morning brew, while the Gilbert St IGA, Chinatown and the Adelaide Central Markets place a plethora of high-quality ingredients nearby for you to trial new recipes. Moments from the tram line, it's never been easier to head to Glenelg or Hindmarsh without ever having to worry about getting in the car, or to commute across with ease each morning. CBD living exemplified - it simply doesn't get better than this. More to love: • Side laneway with roller door to rear yard • Split system reverse cycle air conditioning to front living area • Laundry facilities to main bathroom • Polished timber floorboards • Instantaneous gas hot water service Specifications: CT / 5291/536 Council / Adelaide Zoning / CL Built / 1880 Land / 120m² (approx.) Frontage / 4.72m Council Rates / \$1,563.75pa Emergency Services Levy / \$148.25pa SA Water / \$173.98pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Sturt Street Community School, Gilles Street P.S, Goodwood P.S, Richmond P.S, Adelaide H.S, Adelaide Botanic 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