

**12A Ada Street, Adelaide, SA 5000**

**TURNER.**

**House For Sale**

Thursday, 16 May 2024

12A Ada Street, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: House**



Josh Edgar

0433233466

## Auction I \$690,000

Auction Location: On Site Auction Saturday 8th June at 10am - Unless Sold Prior Walk to work, meet for lunch at Ballaboosta or date night dinner at Chianti? Opportunities like this don't come up often. A Torrens Title single fronted cottage, set a few footsteps off Hutt Street, loved and admired by the current owner for the last decade, is now ready for a new owner. Upgraded and transformed, this charming abode offers a stylish and low maintenance city lifestyle quietly set off Adelaide's Café precinct with the Parklands mere footsteps away. The large main bedroom has built in robes, cast iron fireplace, electric hopper window winder above door with direct access to the front verandah and garden patch. Modern kitchen with reverse osmosis drinking water, new dish-drawer dishwasher, gloss white cabinets, stainless steel gas cook top and oven, double bowl sink and sleek countertop. Beautiful period features, stunning cove cornices and an ornate dome ceiling in the living area. Repainted in neutral tones sympathetically accented by oak flooring, this well insulated property also features ducted reverse cycle air conditioning giving this home a contemporary comfortable feeling year-round. The combined bathroom laundry is serviced by an instant gas hot water service and also features a spa bath and shower, floor to ceiling white tiles, Travertine natural stone floor, WC, vanity, laundry tub, skylight, louver windows and overhead cupboards to create a compact yet highly functional space. The large and accommodating outdoor area boasts a shade cloth with stainless steel framework, galvanized water tank with electric pump, shade sail provision (poles and hardware only, new sail required), 3.8m lattice privacy screen with fully reticulated vertical garden, flood lighting, extendable clothes line, heritage brick paving and Mintaro Slate floor to courtyard. Secure driveway which leads through electronically operated gates to the rear yard and car space. This is a rare opportunity to purchase a heritage abode with immediate liveability or investment potential, for an affordable price. The previous owner had plans to extend up, which many others like this have done. Plans and paperwork can be made available upon request. All works will be subject to planning consents. CT / 6248 / 409 Council / Adelaide City Council Title / Torrens Year Built / 1880 Land Size / 226 sqm (approx.) as per SAPPA & ACC