

14 Little Sturt Street, Adelaide, SA 5000

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 24 April 2024

14 Little Sturt Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 96 m2

Type: House



Sam George
0400260066



Derek Lee
0488465360

Auction 11/5 (USP)

Auction Saturday 11th of May at 10am (Unless Sold Prior). Price guide to be released on Wednesday 1st of May. Presenting as an ideal blue chip investment or CBD base for the city worker, this charming original est. 1870s one-bedroom cottage is yours for the taking in the quiet westerly streets of Adelaide's CBD. It's been recently painted throughout ready for your arrival, yet the home's historic integrity has been retained, with original features including 3m ceilings, solid stone and brick walls, and original pine floors. The floorplan begins with a generous lounge, fitted with sheer curtains, with a curved archway guiding you to the double bedroom set along the hallway, and including room for a wardrobe behind the door. Down the hall, the dining is illuminated under a skylight, while a well-sized kitchen includes plenty of storage, a tiled splashback, and a quality stainless steel rangehood, gas cooktop and electric oven. Outdoors, an east-facing verandah is ideal for a sunny morning cuppa. Surrounded by private fencing, enjoy established garden beds that are ready to be filled with your fruit trees, veggie gardens, or low maintenance plants of choice. Framed by tall surrounding trees and finished with rear laneway access ideal for bikes and scooters, it's a lovely spot to while away your days off. For a convenient, cosmopolitan city lifestyle to satisfy a variety of interests and life stages, Little Sturt Street awaits. Pick up your morning coffee around the corner at Leisurely Coffee, explore city pubs including Gilbert Street Hotel, the Prince Albert Hotel, and embrace your newfound proximity to the Adelaide Central Market for casual dining and weekly shopping alike. Shopping is a breeze in Rundle Mall, while between the east and west end, wine bars and dining options are endless. Features to love:- Easily converted to a two bedroom home - Effective reverse cycle A/C- On street parking with ACC parking permit by application- Outhouse style second toilet- Instant gas hot water system- Close to King William Street trams, carrying you to Glenelg- Walking distance to local schools, the western and southern parklands including parks, playgrounds, gardens and sporting fields- Minutes to Sturt St and West Tce bus stops, walking distance to King William St tram and city connector bus- Easy access to entertainment precincts including Adelaide Entertainment Centre, Hindley Street Music Hall and Adelaide Oval- Easy commute to universities Land Size: 96sqm Frontage: 4.17m Year Built: 1880 Title: Torrens Council: City of Adelaide Council Rates: \$999.60 PASA Water: \$160 PQES Levy: \$111.20 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.