

# 14 Wellington Terrace, Fullarton, SA 5063

**HARRIS**

## Sold House

Monday, 6 November 2023

14 Wellington Terrace, Fullarton, SA 5063

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 445 m2

Type: House



Tom Hector  
0423767967



Jayden Finch  
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**\$1,410,000**

Iconic lifestyle bliss awaits you in this renowned leafy locale reminding us why character homes are so routinely sought-after. From the quintessential picket fence and sandstone frontage, charming porch entry and soaring ceilings sailing above solid timber floors, to the elegant brass fixtures and Federation fireplaces – 14 Wellington Terrace showcases a timeless aesthetic worthy of its whisper-quiet and picture-perfect leafy east positioning. Swooning with charm, this symmetrical cottage meanders across an original frontage providing three bright and airy double bedrooms, including master with walk-in robe and sparkling, updated ensuite. French doors and an intimate courtyard flood the central formal lounge with natural light, while delivering utterly relaxing options to entertain or unwind. Along with a spacious contemporary living and dining headlined by the elegant chef's zone ready to graze and gaze across this delightful open-plan living and dining zone, there's a wonderful free-flow here. You'll find the modern contemporary updates continuing through to the practical laundry and beautiful main bathroom featuring subway tile walls, walk-in shower and bath basking in light, while honey-toned floating floors and touches of leadlight windows do well to tie-in the yesteryear frontage. Combined with banks of windows offering idyllic views into a sunbathed and manicured backyard of English greenery and stretch of lush lawn for you to enjoy as much as the fur baby. Professional couples and families will celebrate such impeccably maintained character, eager to plant their feet in this coveted pocket of south city-fringe precision where tree-lined streets give way to uber popular cafés and restaurants dotted along Glen Osmond Road, the awarded Frewville Foodland your new local for the finest of daily essentials, and all in arm's reach of the vibrant hubs of Unley, Hyde Park and Burnside for faultless lifestyle finesse. Features you'll love:– Picture-perfect frontage and strong street presence of sandstone façades epitomising iconic character-rich appeal– Soaring ceilings, solid timber floors, and 3 lofty bedrooms including the master with WIR and sparkling updated ensuite– Central formal lounge with feature fireplace and adjoining courtyard for ample natural light– Lovely modern contemporary living and dining space spilling with natural light and flowing over hybrid floating floors– Beautiful gourmet kitchen flush with great bench top space and bar, abundant cabinetry and cupboards, dishwasher, in-wall oven and sleek electric cook top– Casual open-plan living and dining enjoying effortless alfresco flow to the all-weather entertaining area overlooking a picture-perfect backyard bathed in sunshine, neat lawns and manicured established greenery– Charming updated main bathroom featuring sparkling subway tiles, walk-in shower and relaxing bath– Functional laundry, ducted AC in original half of the home, split-system AC in the living and dining, and handy garden shed– Superbly positioned in this coveted and quiet pocket of Fullarton a stone's throw to cafés, restaurants and delicious takeaway eateries– Moments to Frewville Foodland for all your shopping needs– Less than 10-minutes to Hyde Park, Burnside Village and the Adelaide CBD for unrivalled city-fringe living Specifications: CT / 5102/536 Council / Unley Zoning / EN Built / 1900 Land / 445m<sup>2</sup> Frontage / 12.19m Council Rates / \$2,274.55pa (approx) Emergency Services Levy / \$231.40pa (approx) SA Water / \$258.40pa (approx) Estimated rental assessment / \$790 to \$820 per week / Written rental assessment can be provided upon request Nearby Schools / Glen Osmond 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