

15 Mann Terrace, North Adelaide, SA 5006

HARRIS

House For Sale

Wednesday, 3 April 2024

15 Mann Terrace, North Adelaide, SA 5006

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 279 m2

Type: House



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Best offers by 12pm Tuesday 23rd April (unless sold prior) Where Mackinnon Parade meets Melbourne Street from a tightly held enclave of period homes, is a sophisticated sandstone villa re-inspired to bring light, shade, and privacy to its prestigious, parkland-fringed address. In a home of high-end refinement, the 4-bedroom sanctuary also brings convenience for the busy executive or entertainer, positioned just minutes from the CBD via Linear Park and the University playing fields, and moments to Wilderness School and Walkerville Terrace. Modern interior design pairs subdued themes, hardwood timber floors, restored architraves and cornices, new linen drapes and plantation shutters against feature-glazed and breezy punctuation points: an internal atrium, north-facing courtyard, and private rear alfresco. With neighbours out of sight, every window faces something green, and thanks to designer gardens by Greenwell Landscapes, they're guaranteed to be beautiful. This means your entertaining repertoire starts at the stone-swathed rear kitchen serving as the social hub that connects them all; the glass stacker doors not only join the patio deck under the stars but also provide access to the secure double garage. The villa's newest addition – a 2023 bathroom remodel – is an ambient space awash in textural Venetian plaster that imparts a divine European edge to its skylit new feel, beside the calming 3rd bedroom claiming a sunlit ensuite. Yet each of the four leading bedrooms, two of which have exceptional built-in storage, offers serenity and style. And from a homecoming of quiet luxury comes the buzz of a vibrant locale that sets an unbeatable lifestyle benchmark - from Melbourne Street's streetside and laneway cafés to a string of salons, shops, boutiques and historic pubs on foot; and the ease of it all is value, unparalleled... There's more to uncover:- Timeless & contemporary villa with a c2007-08 renovation - Greenwell landscape-designed feature gardens- Restored & reinstated cornices & architraves- Valuable 2-car rear garage (via Arthur Street)- Plantation shutters, new block out blinds & luxe linen drapery- Open plan kitchen with stainless appliances, ASKO dishwasher & stone benchtops - North-facing, landscape-designed central courtyard - 2023 bathroom remodel with twin inset basins & unique Venetian plasterwork - Discreet European laundry- Bedroom 3 with ensuite | BIRs to bedrooms 1 & 4- Actron ducted R/C A/C throughout- Solar efficiency- Zoning for North Adelaide & Walkerville P.S., Adelaide & Adelaide Botanic H.S.- All in a sidestep to cosmopolitan Melbourne Street... Specifications: CT / 5323/205 Council / Adelaide Zoning / CLBuilt / 1890 Land / 279m2 (approx) Frontage / 9.14m Council Rates / \$2,800.80pa Emergency Services Levy / \$246.55pa SA Water / \$273.75pq Estimated rental assessment / \$980 - \$1,050 per week / Written rental assessment can be provided upon request Nearby Schools / Walkerville P.S, North Adelaide P.S, 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 | 22640