

**16 Winifred Street, Adelaide, SA 5000**

**HARRIS**

**Sold Townhouse**

Thursday, 25 January 2024

16 Winifred Street, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Townhouse**



Daniel Stewart  
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**\$587,000**

Torrens titled, impressively spacious, and completely optimised for carefree metropolitan living – 16 Winifred Street is a compelling no matter which way you look at it. Whether it's your chic city weekender, ultra low maintenance home, or secure investment, it's sure to end your search in record time. Casting stately street appeal, a rich red brick façade fronts a floorplan defined by spacious living area. Sleek timber-look flooring, crisp colour palette and downlighting harmonise with abundant natural light, connecting to balcony for leafy views over the eclectic south-western CBD streetscape. Those sunrays continue across an earth-toned kitchen, stainless steel appliances and gas cooktop certain to upscale even the most basic recipe, while a servery window seamlessly unites all zones. An updated bathroom finishes the upper floor, wide vanity and bathtub providing a serene space for self-care rituals. Tucked quietly to the lower floor, a spacious main bedroom is complete with wall-to-wall mirrored robes, overlooking rear courtyard for the ultimate urban retreat. A lush rear courtyard wraps the allotment with abundant fig trees and easy-care alfresco area, delivering a private outdoor space that never demands excessive commitment to weeding, edging or mowing. 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 the car out of the garage, or to commute across with ease each morning. CBD living exemplified - it doesn't get better than this. More to love: • Secure single garage • Split system reverse cycle air conditioning to living area • Separate laundry with exterior access • Downlighting • Timber look floors and charcoal carpets • Security system • Freshly repainted throughout Specifications: CT / 5987/306 Council / Adelaide Zoning / CL Built / 1980 Land / 75m<sup>2</sup> (approx) Frontage / 5.75m Council Rates / \$1,505.40pa Emergency Services Levy / \$106.70pa SA Water / \$153.70pq Estimated rental assessment: \$580 - \$630 p/w (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