

18 Downer Street, Kilkenny, SA 5009

Sold House

Tuesday, 22 August 2023

18 Downer Street, Kilkenny, SA 5009

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 881 m²

Type: House



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\$900,000

Elegant and charming, this c.1940 classic is impeccably positioned in the much-loved and up and coming Kilkenny neighbourhood. Perched on a huge 881sqm allotment (22.06m frontage) of prime land with a striking sandstone frontage that contributes to the heritage streetscape of the suburb, this character abode is certainly a winner. Internally you'll find further heritage features with decorated glass windows, high ornate ceilings and solid timber floorboards. Add your own touch with a modern extension and/or renovation (Subject to Planning Consent), 18 Downer really is the perfect forever home. Expertly executed with sophisticated style, this is the epitome of inner-west living, that offers unparalleled value-for-money. Act quick, this one won't last long! Features to note: • Sandstone façade • Large backyard with extension potential (STPC) • Large land holding of 881sqm with 22.06m frontage • Land division potential (STPC) • High ornate ceilings • Timber floorboards throughout • Freshly painted • Alarm system • Bathtub • Study • Wall air conditioners (heating and cooling) • Huge rear garage • Storage shed • Carports on each side of the home

Nearby Attractions/Entertainment/Conveniences: • MJ McInerney Reserve with basketball courts, tennis courts, skate park and children's playground. • HOYTS movie theatre. • St Clair Recreation Centre • Queen Elizabeth Hospital • F45 Training Woodville • The weekly shop an easy task at Welland Shopping Centre. • Hit the boutiques along Elizabeth Street in Croydon. • Rosetta street Boutique stores. • Arndale Shopping Centre minutes away

Food & Drink: • Queen Street Café' scene (Elizabeth Street, Croydon). • Under 10 minutes to the Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars.

Schooling: • Zoned to Woodville High School. • Walking distance to Kilkenny Primary, Challa Gardens Primary, Whitefriars Catholic, and St Margaret Mary's, • A short 5-minute drive to Allenby Gardens Primary, Woodville Primary, and St Michael's College (primary).

Transportation: • Kilkenny Railway stations at the end of the street, to take you to city or sea. • Endless bus stops along Port Road, David Terrace and Torrens Road.

Method of Sale: • Auction at 12:00pm, Saturday 2nd September 2023

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For more information: • Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816. TOOP+TOOP – AREA's #1 National Real Estate Agency Finalist 2022! THOMAS CRAWFORD - AREA's #1 Real Estate Agent Finalist 2022! THOMAS CRAWFORD – REB's Australian Sales Agent of the Year Finalist 2023!