

18 Green Street, Brompton, SA 5007



House For Sale

Thursday, 4 April 2024

18 Green Street, Brompton, SA 5007

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: House



Rachael Pavli
0882674995

UNDER CONTRACT

Under Contract | Rachael Pavli Behind its picket fence, cottage gardens, and quaint verandah, find Rose Cottage, a cherished c1890 3-4 bedroom symmetrical cottage clearly adored by its 30+ year owner. Situated in the heart of Brompton relishing privacy, warmth, and plenty of charm this freestanding Torrens Title property is deceptively spacious. This is not just a property, it's an invitation to shape your own story. Your canvas awaits - transcend the ordinary and craft a home that's uniquely yours. Thoughtful and considerate upgrades and an extension to this original home has produced a stunning residence with accommodation comprising 4 bedrooms, currently disposed as 3 large bedrooms and an office, two of which have a wonderful outlook to the front gardens and two with fireplaces. A well-equipped kitchen is complete with granite bench tops, wall oven, gas cooking, dishwasher and a breakfast bar spilling into the dining area with an outlook outside. Step through to the brilliant extension where a vast open plan living room is filled with glass windows and boasts a soaring pitched ceiling. Entertain year-round under the extensive rear deck with pitch roof pergola, a serene retreat. This tranquil position overlooks the glorious paved courtyard shaded by an established Elm tree, enjoy privacy, seclusion and a quiet moment to reconnect. A car enthusiast or one who enjoys construction will relish in the large shed with mezzanine storage, power and lights, plenty of space to tinker and construct. The long driveway houses 3 vehicles behind a roller door plus an additional driveway space. Immerse yourself in an enviable lifestyle, with the added bonus of ample opportunity to infuse your personal style into this delightful residence. This is the epitome of inner-west living. Bike tracks down the road take you east to cycle through Bowden and the scenic parklands into the Adelaide City Centre and in the opposite direction head west to the soft sands of Grange Beach. Elite zoning to Adelaide and Botanic High School and Brompton Primary school. Local private education can be found nearby at Prescott College, Blackfriars Prior School, St Dominic's Prior School and St Michaels College. A ring-side seat to what truly makes Brompton great with Plant 3 and Plant 4, IGA, Jarmer's Kitchen and The Gov. Markets filled with local goods occur weekly and allow the iconic My Grandma Ben or The Lost Loaf be your new local. Jump on a tram at the Adelaide Entertainment Centre entrance and you will land in the city in 5 minutes. Home to the new Adelaide Oval, Botanic Gardens, University campuses, laneways, cinema, café's, restaurants and leading boutiques. At a glance: 4 bedrooms Spacious living room Large outdoor entertaining Secure parking for 3 vehicles Large shed with mezzanine level, power and lights 2nd WCGas instant hot water service 2 large rain water tanks *Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency, or completeness. Council Rates | \$1,247.30 pa SA Water | \$139.20 pq ESL | \$164.77 pa Year Built | 1890 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.