

**181 Childers Street, North Adelaide, SA 5006**

**HARRIS**

**House For Sale**

Thursday, 30 May 2024

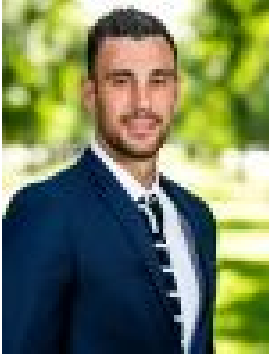
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**Bedrooms: 3**

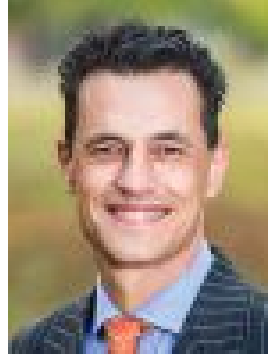
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sam Johns  
0437885776



Guy Barrett  
0405663406

**\$1.585m-\$1.685m**

Best Offers By 12pm Tuesday 11th of June 2024 (Unless Sold Prior) Built C1998 by Samuel James homes, and flawlessly updated across every inch in 2022 to deliver the ultimate in sleek contemporary living, all in the finest pocket of prestigious North Adelaide – it simply doesn't get better than 181 Childers St. Tucked back from the street for maximum privacy, a striking rendered façade provides appeal and security in equal measure, fronting a floorplan that prioritises lifestyle. From formal lounge boasting coffered ceilings and skylight, to open-plan rear living area lined with extensive storage ready to showcase (or hide away) your wine collection as needed, there's endless scope to spread out and entertain and sit back and relax. Rich timber floors sweep across a gourmet kitchen, a full suite of stainless-steel appliances connected by stone benchtops and glass splashback, while an island bench unites all zones for seamless meal service. French doors extend the living zone alfresco to a citrus tree-lined terrace canopied by a vergola, guaranteed to be your entertaining epicentre for every morning coffee, birthday brunch, and New Year's Eve to come. The ultimate serene retreat, a main bedroom is bookended by walk-in robes and designer ensuite, floor-to-ceiling marble-look tiling, freestanding bathtub and stone-topped vanity delivering hotel-luxe living, no check-in required. Upstairs, two additional bedrooms are complete with walk-in robes and are serviced by an equally upscale family bathroom., completing the footprint with the ideal kids zone, teenagers retreat, or guest wing. When you do choose to step out of your epic empire, it's easy to explore the idyllic parklands or improve your handicap at the North Adelaide Golf Club, while perfect placement moments from both Melbourne and O'Connell Streets makes it easy to hit the gym, grab a coffee (or bagel) at Flying Fig, catch a cult film at the reimagined Piccadilly Cinema, have a knock-off at the Wellington, or work your way through the share menus at Gin Long, Pastel, and Ruby Red Flamingo. The ultimate high-end base for the abundance of lifestyle at your door. You'll never look back. More to love: • C1998 home updated in 2022, including new bathrooms, laundry, and kitchen, repainting indoors and out, and new built-in storage to bedroom and living areas • Freestanding double carport • Ducted air conditioning and ceiling fans • Separate laundry with guest WC • Intercom and security system • Timber floors and high-quality carpeting • Storage room under stairs • Heated towel rails to bathroom • Downlighting Specifications: CT / 5551/704 Council / Adelaide Zoning / CL Built / 1998 Land / 269m<sup>2</sup> (approx.) Frontage / 8.02m Council Rates / \$2357.30pa Emergency Services Levy / \$235.20pa SA Water / \$262.24pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / 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 | 226409