

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

**House For Sale**

Wednesday, 7 February 2024

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

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 262 m2**

**Type: House**



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## Contact Agent

Auction Location: On Site Whether you have been hunting for an enchanting first home or downsizer, a perfectly positioned investment property or an easy-care city base within walking distance of the CBD, this delightful detached heritage cottage could be the one for you. Brimming with heritage charm, its outstanding location is only steps from vibrant O'Connell Street and idyllic tree-studded Parklands in one of North Adelaide's most historic streets. Beyond the charming bluestone façade with a peaked veranda and embellished double sash window is a deceptively spacious floorplan. Three king-size bedrooms extend from the wide central hall with arch, ceiling rose and Baltic boards that reach towards a large central lounge room with split system and French doors. To the rear, the all-white kitchen retains a character fireplace, with a breakfast bar dissecting adjacent casual meals. Outside, a lovely paved courtyard garden brimming with succulents is a private urban sanctuary, with original outhouse and garden shed adding unique period charm. With its exceptional location and potential to further upgrade if so desired, this gorgeous Gover Street gem is perfect for those seeking an exciting easy-care lifestyle within walking distance of the city.

- Less than 3km to Victoria Square
- Historic street lined with character homes
- Bluestone façade, Baltic boards, high ceilings with roses
- Air-conditioning
- Split system
- Euro oven
- Bathroom with tub
- Potential to further upgrade (STNCC)
- Resident permit parking available
- NBN connected
- Close to public transport

LOCATION Walk to CBD, Adelaide Oval, Parklands, River Precinct & Universities LIFESTYLE Stroll to O'Connell St shopping, restaurants, pubs, cafes, cinema and Parklands SCHOOL ZONING Adelaide High, Adelaide Botanic High & North Adelaide Primary