

# 1B Warwick Street, Walkerville, SA 5081

## House For Sale

Thursday, 9 May 2024

1B Warwick Street, Walkerville, SA 5081

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



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## Contact Agent

Auction Location: On site Auction Saturday May 25th at 2pm (unless sold prior) Private and secure, this easy-care two-level home offers an upscale city fringe lifestyle in this exclusive family friendly neighbourhood. Location is key, with the village style delights of Walkerville Terrace, prestige schools and popular recreation all within walking distance, and the city and major cultural hubs minutes away. With loads of street appeal, the attractive brick frontage incorporates a double garage with internal entry. Downstairs is dedicated to spacious living. A long passage drenched in sunlight stretches past a laundry and powder room towards open plan living. Overlooking living and meals, the kitchen hosts a range of Euro appliances, a walk-in pantry and wrap around island bench with stone countertops. Double doors extend out to a delightful alfresco terrace and dining pavilion edged by peaceful plantings of ornamental pear, clipped hedging and well-tended vegetable planters with an array of fresh produce. Upstairs, versatile family accommodation includes a second living retreat, three bedrooms, a study or fourth bedroom, a family bathroom and powder room. The master bedroom is beautifully appointed with a bank of built-in robes, an ensuite bathroom and its very own balcony with glorious views above the treetops to the eastern foothills. Enjoy the delights of this enviable blue-chip suburb in this private and peaceful beauty.

**ADDITIONAL FEATURES** - ? Ducted air conditioning - ? Alarm - ? Under-stair storage perfect for wine is climate controlled - ? Built-in robes in all 4 bedrooms - ? Euro oven, gas cooktop & dishwasher - ? Double garage with remote entry and internal access - ? Mature landscaped plantings

**LOCATION** • ? Exclusive city-fringe location Less than 6 km from Victoria Square • ? Minutes from CBD, Parklands, Walkerville Terrace, cosmopolitan shopping & cafes • ? Walk to Walkerville Oval, Memorial Gardens & Bowling Club • ? Close to North Adelaide O'Connell and Melbourne Streets and Adelaide Oval is 3 kms away – 30 minutes walk • ? Local restaurants and pubs (Walkers Arms and Sussex) all in walking distance • ? River Torrens Linear Park with walking and bike paths at the bottom accessible at the bottom of Warwick Street adjacent to The Watson Hotel

**SCHOOLS** • ? Coveted zoning to Adelaide Botanic & Adelaide High Schools; Walkerville Primary School • ? Walk to Wilderness School & St Andrews • ? Close to PAC & St Peters College