

2/1 Victoria Terrace, Rose Park, SA 5067

HARRIS

Unit For Sale

Wednesday, 29 November 2023

2/1 Victoria Terrace, Rose Park, SA 5067

Bedrooms: 2

Bathrooms: 1

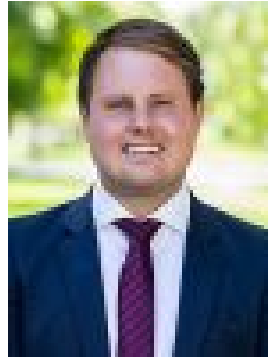
Parkings: 1

Area: 80 m2

Type: Unit



Taylor Bishop
0409256092



Dylan Lynch
0431896146

\$599k

Ready to have everything a stroll's distance? Beautifully updated to offer you an idyllic home base, this late mid-century modern 1970s brick unit offers a wonderful location and convenient city fringe lifestyle in Rose Park. Behind a private front wall, a tidy front garden provides you an easterly space to enjoy the morning sun. Enter into the large lounge onto hardwood flooring that's been revealed below old carpet and polished up to create a natural warmth throughout the unit. Take in the statement arched windows, with views over your private courtyard, and plenty of room for your dining table. A new kitchen includes modern Ikea benchtops, a gas cooktop and electric Miele oven, with plenty of storage. The main bedroom has its own arched windows, a walk-in closet, and new built-in wardrobes. The second bedroom overlooks the rear courtyard and lets in beautiful light in the afternoons. This fabulous unit has been stylishly renovated to create the perfect backdrop for a new lifestyle in Rose Park. Seconds to Willmott's Gastronomica and Orso, you can enjoy fabulous morning coffees, casual meals and a deli alongside one of Adelaide's most celebrated restaurants. Stroll to the many surrounding supermarkets like Foodland Norwood. During the Adelaide Fringe Festival season, walk to and from the Garden of Unearthly Delights, knowing you have a quiet and peaceful neighbourhood to come back to. The Norwood Parade, the Velo Precinct at Victoria Racecourse, the Dulwich shops, and Hutt St, are also accessible by foot. For a location that gives and never takes, settle into the beautiful streets of Rose Park on the city fringe. More features to love:- Set in a small strata group of four (only shares a common wall with one unit)- Reverse cycle split system A/C to meals- Rear access carport plus street permit for second car- Colorbond compact storage shed- Dedicated renovated modern laundry- Continuous flow hot water system- NBN Hybrid Fibre Coaxial (HFC)- Zoned to Rose Park Primary and Marryatville High, walking distance to and within the catchment area for Rose Park Preschool- Easy access to public transport along Kensington Road- Just 1km or a 15-20 minute walk through Victoria Park to the Adelaide CBD Specifications: CT / 5732/829 Council / Burnside Zoning / Established Neighbourhood Built / 1974 Council Rates / \$997.60pa Emergency Services Levy / \$130.10pa SA Water / \$155.56pa Estimated rental assessment / \$600 - \$690 per week / Written rental assessment can be provided upon request Nearby Schools / Rose Park P.S, Marryatville H.S, Urrbrae Agricultural 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