

2/25 Smith Street, Walkerville, SA 5081

HARRIS

Unit For Sale

Wednesday, 14 February 2024

2/25 Smith Street, Walkerville, SA 5081

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 117 m2

Type: Unit



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\$750k

A short stroll from Walkerville's vibrant social hub and perched across the road from the picturesque Walkerville Oval teeming with tall gums and beautiful birdlife, 2/25 Smith Street reveals a stunningly renovated homette, making first-time buyers or lifestyle-loving downsizers brim with new-home joy. Behind a charming, cottage-inspired frontage, enter to a wonderfully spacious lounge featuring bay-windows seizing scenic front views. Free-flowing and inviting, guests and culinary-seeking residents can glide straight into the open and airy dining and luxury kitchen where sweeping stone bench tops and endless soft-closing cabinetry combine to create both exceptional functionality, as well as a superb foodie's haven. With more easy views into the slate-tiled alfresco that sees both plenty of sunshine and a shaded pergola, entertaining friends inside or out – or simply savouring morning coffee routines and summer-season lunches, will quickly become welcome, weekly routines. Finishing off the designer restoration is the gleaming bathroom flush with floor-to-ceiling tiling, elegant brass fixtures and spilling with natural light, while both nearby bedrooms are supremely spacious and include handy built-in wardrobes. Together with private rear access to your secure garage, cosy ducted AC throughout and nestled in a small group of 4, capturing such low maintenance, city-fringe finesse moments to the iconic Linear Park, North Adelaide and the CBD itself is entry into the market you don't want to miss! Features you'll love: – Sleek and stylish renovated kitchen and dining zone spilling with spacious stone bench tops, loads of soft-closing cabinetry, subway tile splashback, stainless appliances and easy-clean induction cook top – Generous lounge featuring bay windows and beautiful views ready to unwind and relax – 2 generously-sized bedrooms, both featuring wall-to-wall BIRs – Designer bathroom with floor-to-ceiling tiling, brass fixtures and lots of natural light – New ducted AC system, new hot-water system, and clever integrated laundry in the kitchen – Charming slate-tile alfresco area with shaded pergola for easy outdoor entertaining – Private rear access to secure garage with roller door – Picturesque frontage featuring lush lawns, feature trees and lovely outlook across to Walkerville Oval. Location highlights: – Around the corner from Walkerville's newly redeveloped shopping hub providing trendy cafés and all your daily essentials – Moments to the scenic Linear Park for traffic-free commutes to the city for the walking or riding enthusiasts – Just 3-minutes to Melbourne Street and less than 4km to Adelaide CBD. Specifications: CT / 5047/806 Council / Walkerville Zoning / SN - Suburban Neighbourhood Built / 1971 Strata Manager / Whittles Strata Rates / Admin fee \$720pq, Sinking Fund N/A Strata Info / 4 Units, no pets allowed Council Rates / \$1,427.85pa (approx) Emergency Services Levy / \$146.75pa (approx) SA Water / \$172.44pq (approx) Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Walkerville 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