

# 20a Ware Street, Thebarton, SA 5031

## House For Sale

Tuesday, 2 April 2024



20a Ware Street, Thebarton, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 377 m2**

**Type: House**



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**\$795k**

Auction Sat, 20th Apr - 10am (usp) Prepare to enhance your lifestyle in this beautifully renovated 1920s maisonette, seamlessly merging vintage charm with modern convenience. Located in the vibrant heart of Thebarton where you can indulge in a morning stroll or bike ride along Linear Park, followed by a leisurely shopping spree at the Brickworks market. Treat yourself to a culinary adventure at the eclectic range of nearby cafes and restaurants and cap off your day with a refreshing drink at Ambra's, all within walking distance from your doorstep. Here's why you'll fall in love with this property:

- Embraces the allure of the 1920s with decorative archways and high ceilings, exuding character at every turn.
- Three spacious bedrooms offer comfortable living spaces, each equipped with ceiling fans for added comfort.
- Enjoy cooking in the upgraded kitchen featuring stainless steel appliances, including a dishwasher, perfect for modern living.
- Revel in the elegance of polished wooden floors and lofty ceilings, creating an inviting ambiance throughout.
- A chic rear extension boasts timber-framed French doors and polished concrete floors, providing a contemporary touch and a seamless connection to the outdoor garden oasis.
- Modern black and white tiled bathroom, complemented by European laundry facilities for added convenience.
- Bask in the abundance of natural light flooding the interiors, creating a warm and welcoming atmosphere.
- An enchanted rear garden replete with high walls, mature palms and a majestic pepper tree
- Fully fenced and pet-friendly, offering a secure retreat for furry friends to roam freely.
- Low-maintenance living on a 377sqm block ensuring effortless upkeep all year round.
- Secure undercover parking for two cars plus off-street parking for an additional one, providing ample space for your vehicles.
- Tucked away at the end of a no-through road, offering privacy and tranquility.
- Conveniently located near Adelaide's top sporting and entertainment venues, hospitals, the vibrant city centre, beautiful beaches and public transportation, ensuring you're always connected to the best the city has to offer.
- Zoned for Adelaide High/Adelaide Botanical High School. Living in Thebarton, offers buyers a dynamic lifestyle with easy access to Adelaide's CBD, vibrant community events and nearby parks for recreation. The area's diverse dining scene and educational institutions contribute to a thriving atmosphere, while excellent public transport and affordable housing options make it an ideal choice for those seeking urban convenience and historical charm. Don't miss out on the opportunity to make this stylish and convenient haven your own!

Certificate of Title - 5926/692 Council - West Torrens Zoning - SE - Strategic Employment Year Built - 1923 Land Size - 377m<sup>2</sup> Total Build area - 166m<sup>2</sup> Council Rates - \$1,384.50 pa SA Water Rates - \$178.58 pq Emergency Services Levy - \$152.80 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403