

**22 Arthur Street, Prospect, SA 5082**

**HARRIS**

**House For Sale**

Thursday, 30 May 2024

22 Arthur Street, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 2**

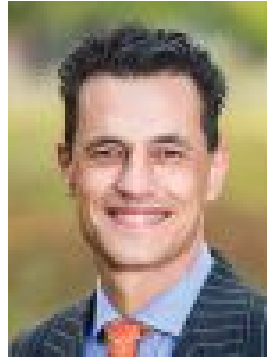
**Parkings: 1**

**Area: 307 m2**

**Type: House**



Sam Johns  
0437885776



Guy Barrett  
0405663406

**\$940k-\$980k**

Best Offers By 12pm Tuesday 11th June 2024 (Unless Sold Prior) Epitomising everything that makes Prospect so vibrant, 22 Arthur Street delivers a future that looks bright indeed. Harmonising flawlessly with the heritage street scape, a reproduction bluestone frontage is offset with manicured gardens, offering the first glimpse of the impressive calibre carried across the floorplan. Soaking up eastern orientation so you can wake up with the morning sun, a main bedroom suite boasts bay window, walk-in robe and large ensuite, while two additional bedrooms and family bathroom create a footprint you can grow into, rather than out of. An expansive living area extends the footprint west, overseen by light-filled kitchen that instantly establishes itself as your home hub. Crisp white cabinetry, gas cooktop, and stainless-steel dishwasher deliver a sleek home hub, while servery bench and open plan positioning ensure effortless flow from breakfast rush to evening entertaining. Sliding doors unite with rear yard, seamlessly merging indoors and out. Wrapped with lush gardens and canopied by the feature Ginkgo tree, it's an alfresco space that ends the footprint with the perfect outdoor retreat. The best of the northeast is right at your fingertips, with a short walk to all the splendour of Prospect Road to start the day with coffee at Muratti, before lunch at Bottega Bandito, a movie at the Palace Nova, and dinner at Meze Mazi, with endless additional specialty shops, gyms and eateries ensuring you can rejig your rituals on demand. A short walk to Prospect North Primary School, coveted zoning for Adelaide and Adelaide Botanic High Schools, and numerous private schools in close radius for a streamlined school run. Say hello to a new way of living. More to love:

- Secure single garage with internal and rear pedestrian doors
- Additional off-street parking
- Ducted air conditioning
- Separate laundry with external access
- NBN ready
- Security system

Specifications: CT / 5203/778 Council / Prospect Zoning / EN Built / 1994 Land / 307m<sup>2</sup> (approx.) Frontage / 8.38m Council Rates / \$1,643.16pa Emergency Services Levy / \$155.80pa SA Water / \$181.65pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Prospect North P.S, Enfield P.S, Hampstead 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