

**23 Smith Street, Thebarton, SA 5031**



**Sold House**

Thursday, 25 January 2024

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**Bedrooms: 2**

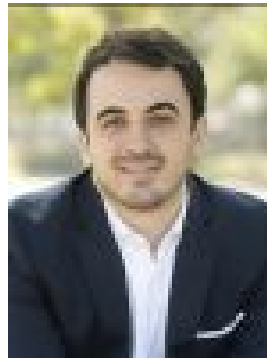
**Bathrooms: 1**

**Area: 214 m2**

**Type: House**



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## Contact agent

This charming character home boasts tremendous street appeal, with an immaculate stone front and bullnose verandah, positioned in one of the inner West's hottest suburbs and located in the prized Adelaide High & Adelaide Botanic High School zones. The moment you step inside you'll fall in love, from the polished timber floorboards or the elegant high ceilings. Showcasing a functional layout with two bedrooms, a central lounge with a feature fireplace, a spacious kitchen/dining area leading through to the year round entertaining area. The home has been freshly painted and new reverse cycle split system air conditioning installed in both bedrooms, the central lounge and kitchen. The location is in a transport hub within easy reach of the CBD and much of the inner suburbs of Adelaide. Conveniently situated within strolling distance to transport options, Kings Reserve, Brickworks Marketplace, and nearby dining precincts. Or catch a free tram to the new RAH, CBD public and private schools and universities, Entertainment Centre, Adelaide Oval, and the market vibes of Plant4 Bowden. Key features - Freshly painted throughout - 2 spacious bedrooms, master with built-in wardrobe - Brand new reverse cycle split system AC in both bedrooms, lounge and kitchen - Open plan kitchen with gas cooktop and dishwasher - Double doors leading to the outdoor entertaining area - Laundry with ample bench and cupboard space - Updated bathroom - Outdoor entertaining area with verandah for year round comfort - Low maintenance gardens, with plenty of room for the family - Zoned for Adelaide High & Adelaide Botanic High School

Specifications  
Title: Community Title  
Year built: c1910  
Land size: 214sqm (approx)  
Council: City of West Torrens  
Council rates: \$1,567.75pa (approx)  
ESL: \$166.40pa (approx)  
SA Water & Sewer supply: \$192.40pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629