

**23 Thomas Street, Unley, SA 5061**



**House For Sale**

Thursday, 9 May 2024

23 Thomas Street, Unley, SA 5061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 304 m2**

**Type: House**



Stephanie Williams  
0413874888



Matthew Paternoster  
0400308805

## AUCTION SATURDAY 25TH MAY AT 10:30AM (USP)

An incredibly desirable CBD fringe hotspot! This Single Fronted Villa is proudly nestled in the very heart of cosmopolitan Unley, where you are literally surrounded by 360 degrees of cosmopolitan convenience like no other... Simply move in and instantly enjoy the lifestyle with desirable low maintenance living on one glorious single level with a high level of privacy and security offered throughout. This gorgeous residence will certainly appeal to all generations of buyers, not only for the location but the designer quality throughout with a lock up & leave lifestyle. Oozing quintessential character and charm like no other, you will adore the sandstone façade of this gorgeous Single Fronted Villa which offers one exciting level of living and lifestyle. Once you step inside you will instantly experience the light & bright ambience which permeates throughout the Villa together with stylish designer interiors and timeless colour palette which is divine. Explore this superb floorplan from the grand entrance hallway, marked by high ceilings, statement archways and ceiling roses, which paves the path to the heart of the Villa... simply divine! Comprising an exciting floorplan with excellent living & accommodation spaces, comprising two queen sized bedrooms, contemporary bathroom & separate toilet, spacious contemporary laundry with internal access to the carport & driveway. Featuring a glorious sense of space and scale with a stylish open plan living environment. Entertaining will be an effortless breeze in the adjacent contemporary kitchen with stainless steel appliances and endless preparation & storage solutions and dining space which is perfect for year around entertaining and lifestyle. Enjoy brilliant aspects overlooking the entertainer's rear terrace with retractable awning and framed by established gardens which are the perfect backdrop for family fun and entertaining. We are incredibly excited to show you through this stunning Single Fronted Villa which stands as a beacon of luxurious, low maintenance living within this vibrant and highly sought after community. Enjoy this locale on a tree-lined street, all within excellent proximity to the CBD, Adelaide Parklands, King William Road and Unley Road's café/restaurant precinct, popular schools, shops, amenities and so much more. This stunning Villa is designed to encourage effortless entertaining and lifestyle with endless versatility, which is sure to impress today's modern-day buyer.

**HIGHLIGHTS:**  
1900 Stunning Single Fronted Facade  
Excellent floorplan  
Popular single level of living & lifestyle  
Breathtaking statement façade  
Soaring ceiling heights  
Vogue interiors  
Timeless colour schemes  
Modern downlighting and statement pendant lights  
Stained glass statement windows  
Character fireplaces  
Highly private and secure  
BLUEPRINT  
Exciting floor plan over one level of living  
Versatile accommodation with two queen sized bedrooms with built in robes  
Contemporary white kitchen  
Contemporary bathroom – bath & shower and separate lavatory  
Impressive central living space  
Spacious laundry with internal access  
French doors to rear terrace  
LIFESTYLE  
Alfresco dining in the private rear terrace with awning  
Excellent car accommodation for two vehicles in the secure, automated roller door carport  
Ducted reverse cycle air conditioning  
Extensive storage throughout the residence  
Short walk to Unley Road amenities including fitness centres, supermarkets, restaurants and retail stores  
Low maintenance gardens, meticulously landscaped with water feature  
Walking distance to cosmopolitan King William Road and Unley Road  
2km to the Adelaide CBD  
UNLEY SA 5061 – Enjoy this A list CBD fringe prestige and highly regarded location of UNLEY so popular to all generations of buyers including, young families, investors, empty nester's and professionals with excellent proximity to the CBD and King William Road. Embrace this premiere locale nestled among other stylish residences. Enjoy proximity to highly fashionable King William Road & Unley Road and all those inviting restaurants/cafes, Unley Shopping Centre, Walford School, Pulteney Grammar, local amenities and so much more. (Zoned for Unley Primary and Glenunga International High.)

**Disclaimer:** Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice. RLA 247163 Sold in conjunction with Circa Real Estate RLA 243281