

**231 Carrington Street, Adelaide, SA 5000**

NOAKES  
NICKOLAS

**House For Sale**

Thursday, 11 April 2024

231 Carrington Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 209 m2**

**Type: House**



Callan Eames  
0881663989



Derek Lee  
0488465360

**\$1.95M - \$2.05M**

Best Offers By Monday 20th of May at 1pm (Unless Sold Prior). Replicating the charm of a classic city terrace but with a contemporary edge, this c2019 designer residence showcases the epitome of Scott Salisbury-built bespoke luxury from its energetic centre-of-the-city location. Labelled as 'cottage chic' and executed to a custom standard synonymous with arguably Adelaide's most reputable builder, the design pays homage to a traditional worker's cottage with a modern warehouse feel. From an eye-catching façade constructed with layers of freeform stone and dark timber cladding, you're welcomed into a free-flowing footprint upon floating timber floors. Privately positioned to the front, you'll delight in a retreat for the heads of the house - featuring walk-in robe, floor-to-ceiling tiled ensuite, dual access to a private terrace and all-round spacious proportions. Continuing the theme through to an open plan expanse of living and dining, your usual daily duties are elevated by extensive skylights generating an abundance of natural light from above. Front and centre, the gourmet kitchen creates a stunning backdrop and inspired space to show off your culinary skills, aided by Smeg appliances, integrated Fisher & Paykel fridge and engineered stone benchtops. Panelled timber curves around the upstairs living, creating a moody ambience alongside built-in speakers for cosy movie nights, whilst quality curtains and frosted glass doors slide back to integrate a rooftop terrace fitted with retractable umbrellas and stainless-steel outdoor BBQ kitchen for starry nights spent outside. Plush carpets bring a softness to the home office and two additional bedrooms, each fitted with built-in robes or cabinetry, centrally accessing a separate powder room and another elegant bathroom - this time featuring semi-freestanding bathtub. Your calendar will be brimming with social dates at the endless restaurants, brunch spots and wine bars of Hutt Street and the East End, but best of all you'll enjoy a front row seat to the Fringe festivities and hot laps of mad March. Everything is at your fingertips from your bespoke slice of Carrington Street. Even more to love:- C2019 custom build by multi-award winning Scott Salisbury Homes- North-facing orientation- Double garage with rear lane access- Plush carpets to bedrooms- Stone benchtops to wet areas- Floor-to-ceiling tiled bathrooms- Separate downstairs toilet- Built-in speakers throughout- Irrigated front yard & courtyard- Intercom & alarm systems- 10.5kW solar system- Ducted & zoned R/C air conditioning- Ceiling fans- Retractable awning on terrace - Retractable umbrellas on upstairs deck- Zoned for Adelaide & Adelaide Botanic High Schools- Beautiful local walks through Himeji and Botanic Gardens- Proximity to Pulteney Grammar, Gilles Street Primary, Christian Brothers College, St. Aloysius, Adelaide Uni & Uni SA Land Size: 209sqm Year Built: 2019 Title: Torrens Title Council: City of Adelaide Council Rates: \$3,211.80 PASA Water: \$309.68 PQES Levy: \$303.25 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.