

**3/187 Childers Street, North Adelaide, SA 5006**



**House For Sale**

Saturday, 2 March 2024

3/187 Childers Street, North Adelaide, SA 5006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rachel Lawrie

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## Auction Online (USP)

ONLINE AUCTION 25TH OF MARCH 2024 AT 6:00PM (USP) PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS\* This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.\* We're thrilled to present this exceptional ground floor Strata residence to the market, situated in the esteemed suburb of North Adelaide, right on the city's edge. This home boasts outstanding accessibility, being merely moments away by foot, bike, or public transport from the heart of Adelaide CBD. North Adelaide is known for its lively atmosphere, featuring a variety of dining options, retail outlets, and entertainment venues. Additionally, this property is conveniently located near an array of parks, quaint boutiques, inviting cafes, exquisite dining establishments, shopping amenities, the iconic Adelaide Oval, and is encircled by a selection of top-notch public and private schools. Step inside to find a spacious and well-designed floor plan that includes a striking entrance, opening onto a bright living and dining space. The kitchen is beautifully updated and comes with a handy breakfast bar, quality appliances and an abundance of storage space. Both bedrooms are equipped with built-in wardrobes. The décor throughout the home features a peaceful mix of neutral tones, clean whites, and wood accents, setting a welcoming tone. Enjoy your own private courtyards, which provide a blend of garden space and a paved area perfect for hosting gatherings, alongside easy-care gardens that free up your time to enjoy your home and its setting. Just some of the features we love about this property: • Quality home built in circa 1975 • An extremely desired city fringe location • Carport for undercover and off street parking • Large windows and plenty of natural light • LED down lights throughout • Spacious living and dining room with open living to rear courtyard • Classic style timber kitchen and good size pantry • Stainless steel oven, gas cooktop, range-hood and dishwasher • Updated bathroom • Separate updated laundry with separate w/c • Laminated timber and tiled flooring throughout, carpets to bedrooms • Split system reverse cycle heating and cooling • Instantaneous gas hot water • Secure paved courtyard with low maintenance gardens Seize this ideal chance to downsize, make a savvy investment, or acquire a stunning and comfortable family residence situated in a highly sought-after area! Act quickly to schedule your viewing, as properties in this prime location are in high demand and this exceptional property is expected to be snapped up swiftly. For additional details, reach out to Rachel Lawrie at 0428 882 864 or via email at [rachel.lawrie@raywhite.com](mailto:rachel.lawrie@raywhite.com). Don't miss out on this opportunity to find your dream home or investment in an unbeatable location! RLA281212