

**30 Laura Street, Stepney, SA 5069**

**HARRIS**

**House For Sale**

Friday, 29 March 2024

30 Laura Street, Stepney, SA 5069

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 197 m2**

**Type: House**



Lincoln Marshall  
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## Contact Agent

"Best Offers by 12pm Monday 15th April". A charmer from the get-go and bigger than you bargained for, this single-fronted stone cottage gets better with age and every step, enviably placed just a stroll from the Avenues, The Parade, Maylands Hotel and public transport for a 5-minute beeline to the CBD. A timeless picture behind its picket fence, this C1900 cutie unveils dual bedrooms and living zones to say, "I've got you" to professionals, single-child families, socialites and downsizers alike in search of a home that asks for little in return. Take your pick from the equally spacious and light-filled bedrooms, both proud of their heartwarming original timber floors, high ceilings and fireplaces. The adjacent sitting room shares the same old-world character and comes in very handy should you want to escape your other half or share conversation after dinner. The galley kitchen is both functional and full of potential at the head of the rear meals zone and an addition with exposed brick walls and effortless flow to the quaint, private rear gardens. Put it all together and you have a haven you can move into (or rent out) from the moment it settles, knowing there's always the option to stamp your own stylish authority. You've stood up and taken notice of Stepney. This is the exciting foot into its door. More to love: Enviably placed in a quiet, leafy pocket of its city-brink suburb Just a short drive or pedal from the CBD Open dining and family room with access to rear courtyard Compact kitchen with gas cooker Large formal lounge with built-in shelving and ornamental fireplace Efficient split R/C Bathroom with separate toilet Tool shed Gas hot water And much more. Specifications: CT / 5150/705 Council / Norwood Payneham & St Peters Zoning / EN Built / 1900 Land / 197m<sup>2</sup> Frontage / 6.58m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$450 to \$480 per week / Written rental assessment can be provided upon request Nearby Schools / East Adelaide School, 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 | 22640