

31 Merrion Terrace, Stirling, SA 5152

HARRIS

Sold House

Saturday, 17 February 2024

31 Merrion Terrace, Stirling, SA 5152

Bedrooms: 2

Bathrooms: 1

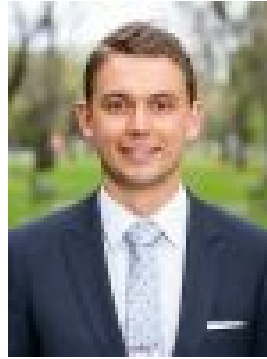
Parkings: 1

Area: 1107 m2

Type: House



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Contact agent

Showcasing C1940 elegance and the undisputed allure of the Adelaide Hills simultaneously, 31 Merrion Terrace is a truly impressive offering. Brimming with old-world character across an endlessly adaptable footprint, it's enviable from every angle. Defined by double curves, a rendered frontage façade is offset with hills gardens, hydrangeas, lush trees, hedging and stone walls creating storybook magic. A grand entryway unites all zones, high ornate ceilings and polished timber floors honouring vintage origins and creating a breathtaking introduction to the calibre carried throughout. Dual connected living rooms deliver plenty of space to relax. Direct access to a central sit-in kitchen ensures easy flow, while timber benchtops, stainless steel appliances, glass splashback and breakfast bar create a worthy home hub. Two spacious bedrooms are fully serviced by an updated family bathroom, timber vanity and corner shower creating a serene retreat for self-care rituals. A semi-detached studio elevates the framework further, embodying multi-purpose potential, whether you're dreaming of a work-from-home suite, artists enclave, gym, or yoga hub. An extensive veranda is wrapped with stone walls and leafy gardens, guiding to tiered rear yard. Complete with shed and workshop, and it's an outdoor haven for backyard cricket matches, passion projects, and for green thumbs to thrive. With the main street of Stirling and its welcoming community a short walk away, you'll never be late for a footy match, the Stirling Pageant, or your booking at the Stirling Hotel, whether it's summer sips on the deck, winter reds by the fire, or a full pub feed. If you do need to venture out, it's only 20-minutes drive to the CBD via the South Eastern Freeway, while 20 minutes in any other direction delivers you to the world-class wine regions of the Adelaide Hills for cellar door tastings. A rich past, a captivating present, and a bright future – 31 Merrion Terrace is the full trifecta. More to love:

- Off-street parking
- Ducted reversible air conditioning to main house, plus wood-look gas heater to lounge
- Heritage features throughout – feature glass, polished floorboards, mouldings, high ceilings, decorative cornices
- Separate laundry with WC
- Under house storage
- Rainwater tank
- Skylight to studio
- Built-in robes

Specifications: CT / 5409/87 Council / Adelaide Hills Zoning / RuN Built / 1940 Land / 1107m² (approx) Council Rates / \$2,748.00pa Emergency Services Levy / \$177.00pa SA Water / \$288.10pq Estimated rental assessment / \$525 - \$595 per week / Written rental assessment can be provided upon request Nearby Schools / Stirling East P.S, Crafers P.S, Heathfield P.S, Aldgate P.S, Upper Sturt P.S, Heathfield H.S, Urrbrae Agricultural H.S, Oakbank School 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 | 226409