

# 32 Nottage Terrace, Medindie Gardens, SA 5081



## House For Sale

Thursday, 1 February 2024

32 Nottage Terrace, Medindie Gardens, SA 5081

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 984 m2

Type: House



Fadi Oudih  
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## **Auction \$1,300,000**

**Auction Location: On Site** Welcome to an unparalleled opportunity in the heart of a prime blue-chip location, where a perfectly symmetrical block of 984sqm (approximate) with an expansive frontage of 19.81m (approximate) sets the stage for your next chapter. Tucked away perfectly in the coveted precinct of prestigious Medindie Gardens, this charming bungalow offers more than just a home; it provides an address coveted for its proximity to charming cafes, effortless CBD access, and the vibrant Melbourne Street precinct. The stage is set for a life of convenience, sophistication, and endless possibilities. The versatile floorplan presents a spacious and established three-bedroom, one-bathroom dwelling under the main roof. The interior features delightful pine-wood flooring, beautiful ceiling roses and nostalgic tones, creating an atmosphere that seamlessly radiates charm. As an added bonus, a detached fully serviced two-bedroom, one-bathroom homette extends the potential of this already promising canvas. What truly sets this property apart is the freedom it offers. With the option to update the existing structure, breathe new life into its current bones, or embark on a renovation project that aligns with your vision, you have the opportunity to shape this space into your very own dream home. The canvas is yours, and the potential is limitless. (Subject to planning consents). Immerse yourself in the serenity of a well-established residence, or seize the chance to reimagine, recreate, and curate the home you've always envisioned. Features that make this home special:- No easements - 984sqm allotment (approximate) - 19.81m frontage (approximate) and 49.68m depth (approximate)- High ceilings - Three spacious bedrooms - Lounge room with charming fire place - Dining room with heater and easy access to the kitchen- Original timber kitchen - Main bathroom with the feature of a spa bath - Laundry with spacious utility room - An additional rumpus room with split-system air-conditioning - Detached fully serviced two-bedroom, one-bathroom homette situated in the rear yard with a spacious lounge room with split-system air-conditioning and a spacious living, meals and kitchen area - Well-appointed grounds, adorned with lush greenery, creating a serene outdoor retreat This residence offers an enviable address and lifestyle with outstanding access to the many amenities that North Adelaide, Norwood and the Adelaide CBD has to offer. Located only 5 minutes to all the cafes and shopping in North Adelaide and Prospect Road and less than 4km (approximately) to the vibrant Norwood Parade Precinct, Adelaide CBD and Adelaide Oval. Importantly, the property is situated a stone's throw from some of Adelaide's finest private schools, including St. Peters College, Wilderness School and St. Andrews Primary School. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174