

34 Charles Street, Forestville, SA 5035

HARRIS

House For Sale

Thursday, 22 February 2024

34 Charles Street, Forestville, SA 5035

Bedrooms: 2

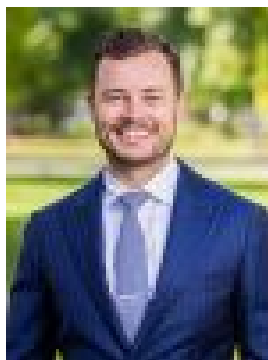
Bathrooms: 1

Area: 301 m2

Type: House



Dylan Lynch
0431896146



Taylor Bishop
0409256092

\$800k

Auction 10.30am Saturday 9th March Looking for a home that brings the ultimate in balance? Chic yet grounded, this freestanding 1880 single fronted bluestone cottage on a low maintenance 301m² allotment effortlessly fuses original integrity with a contemporary lifestyle in city fringe Forestville. Offering two bedrooms, two living spaces and 1.5 bathrooms, enjoy classic features including large bedrooms, high ceilings, timber floors, grand fireplaces, and that charming cottage façade. Behind a timeless white picket fence, porch and stone façade, enter the central hallway onto polished timber floors and take in a luxurious long hallway. To your left, two large bedrooms provide very comfortable sleeping quarters, with an A/C and character fireplace for the first, extensive built-in robes for the second, and plantation shutters to both. Down the hall, the first lounge has that WOW-factor with a grand fireplace, French doors and picture windows. Head through to the kitchen/dining, a fluid living space that's equal parts homely and surprisingly spacious. A refreshed kitchen includes a subway tiled splashback, quality stainless steel appliances including a gas cooktop and electric oven, and plenty of storage. A second lounge takes shape between a character ceiling rose, more French doors and more plantation shutters, with wonderful flow to the west-facing deck, your scene for slow weekends and summer nights. Protected under a pergola and enclosed, enjoy utter privacy to dine and recline, with an adjacent office adding to your floorplan practicality. Below, a glorious garden is wrapped in good neighbour hedging, with a well-sized lawn and enough garden beds to keep your pets and any green thumbs happy. Polished yet so warm and welcoming, this fabulous home is ready to provide its new inhabitants with a wonderful lifestyle in Forestville. Embrace a plethora of café options within walking distance, from Dear Daisy and Our Boy Roy to Sublime Café, and Goodwood Road hotspots including Trouble and Strife, The Goody, Good Gilbert and the Capri Theatre. Stay active with nearby facilities including Unley Swimming Centre, local tennis courts and numerous ovals and Forestville Reserve, and settle in to enjoy a fulfilling existence on Charles Street. More features to love:- Reverse cycle split system A/C to bedroom one and open plan living plus ceiling fan to bedroom two- Large light and bright bathroom with contemporary vanity and skylight- Powered shed- Easy street parking with event parking provisions- Home office with built-in desk and storage- Dedicated laundry with linen press and second toilet- Zoned to Adelaide High and Adelaide Botanic High, close to quality private schools including Walford Girls, Pulteney Grammar and Concordia College, walking distance to Goodwood Primary and within the catchment area for Goodwood Preschool- Moments to Goodwood Railway Station and Goodwood Road citybound buses- Just 1.7km to the Adelaide CBD Specifications: CT / 5141/553 Council / City of Unley Zoning / EN Built / 1880 Land / 301m² Frontage / 6.93m Council Rates / \$1,760pa Emergency Services Levy / \$193.05pa SA Water / \$262.98pa Estimated rental assessment / \$525 - \$575 per week / written rental assessment can be provided upon request) Nearby Schools / Goodwood P.S, Richmond P.S, Sturt Street Community School, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S, Springbank Secondary College 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