

347 Halifax Street, Adelaide, SA 5000



House For Sale

Monday, 22 April 2024

347 Halifax Street, Adelaide, SA 5000

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Cynthia Sajkunovic
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\$1.1m

Auction Sat, 18th May - 11.30am (usp) Perfect lock-up & leave living in a highly desirable location, steps to the mecca of cosmopolitan activity along vibrant Hutt Street and beautiful Victoria Park. From the moment you arrive, you will notice this is the only character residence in Halifax Street which offers its' own driveway and provides the bonus of rear access from Royal Avenue. Step inside to a fresh contemporary interior with crisp white wall décor, chic engineered timber floorboards, modern grey self-patterned carpets & stylish drapes. Comforts include ducted reverse-cycle & split system air-conditioning. A light-filled extension to the rear features large picture windows and doors opening to a private rear garden and terrace entertaining. Comprising 3 double bedrooms, the master offers a pleasant outlook to the street and invites the warming winter sun, with desirable northern orientation. There are modern robes in the master bedroom & bedroom 2. The arched hallway is ideal to place your favourite artwork. Superb open plan living is provided with the formal lounge & dining interconnecting, featuring classic French doors, also enjoying the perfect northern orientation and street outlook. Extended approximately 10 years ago, you are sure to love the light and open feel with large picture windows, 2.8m tall ceilings, engineered timber flooring & a reverse-cycle split-system air-conditioner. The gourmet black & white themed kitchen is fitted with polished black granite benchtops and island bench/3-person breakfast bar. Appliances on offer include a new stainless steel gas cooktop, electric under-bench oven, slide-out rangehood, plumbed for an icemaker fridge & a Miele dishwasher. The kitchen adjoins large casual dining, overlooking the private garden. French doors add style to the extension, along with a separate door across from the kitchen, providing easy access when entertaining outside. There is another door on the other side of the kitchen, opening to the eastern path. A full bathroom at the rear, decorated in timeless grey & white décor, offering a deep relaxing bath, semi-frameless shower, toilet, vanity, frameless mirrored toiletries cabinets & heated lighting. There is also a separate guest toilet off the laundry. The perfect lifestyle opportunity – a rare find! Council – Adelaide Zoning – CL - City Living Year Built - 1900 Total Build area - 152m² Council Rates - \$2,695.70 pa SA Water Rates - Not declared Emergency Services Levy – \$186.05 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403