

**39 Margaret Street, Walkerville, SA 5081**



**House For Sale**

Tuesday, 21 May 2024

39 Margaret Street, Walkerville, SA 5081

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



Ken Bruce

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**\$1,400,000 - \$1,500,000**

Auction | Saturday 15th June at 12.30pm. (Unless sold prior) Nestled in the heart of Walkerville, this charming circa 1900s bluestone villa offers timeless elegance within walking distance of everything. This home combines classic charm with modern touches, ensuring an unparalleled living experience for you and your family. Graced with lead-light entrance windows and a charming slate-tiled front porch, the entrance sets the stage for enjoying large rear living areas bathed in natural light that expand out to a huge rear pergola with lush, established English gardens and a fire pit. The home itself offers three bedrooms, all with built-in robes. There is a dining room central to the home with an open fire, which could serve as a second living space. The kitchen is the heart of this property, offering plenty of bench space, a stainless-steel glass hot plate, under-bench storage, a wall oven, and an additional dishwasher for seamless hosting. The kitchen opens out via French doors to the covered pergola area and is adjacent to the large north-facing living room, which also opens onto the garden and pergola. The pergola adds another dimension to this home. Designed with entertaining in mind, this covered outdoor oasis flows out to the private, established rear gardens. For a small car, the pergola offers secure off-street parking, but please note it is tight and would only suit a smaller vehicle. The pergola can be a flexible, multifunctional area-accessible from the street, with the option of privacy using a weatherproof café blind. Plenty of street parking is available. The main bathroom offers an element of indulgence with a large built-in bathtub, separate shower, and ample under-bench storage. Perfectly located in the prestigious heart of Walkerville, you'll enjoy being a short walk away from Walkerville Oval and Playground, St Andrews Primary School, and Walkerville Square Shopping Centre. As for lifestyle, this is village living on the city fringe. If you need it, eat it, use it, or crave it, Walkerville Terrace has it-plus it's all accessible on foot. Embrace the serenity of nearby local parks and reserves while the Linear Park Trail offers picturesque walks for nature enthusiasts. Special Features:- High Ceilings- Central Laundry- Polished Floorboards- Hallway Arch- Reverse Cycle Ducted Air Conditioning- Gas Heater- Built-in Robes- Covered and Paved Outdoor Entertaining Area- Established Gardens with Automatic Irrigation System and Fire Pit- Secure Gates- Original Solid-Brick Construction- Fruit Trees and Tool Shed Immerse yourself in the unique lifestyle Walkerville has to offer. It is just 10 minutes from North Adelaide or the City for a seamless school run or office commute, and a number of transport options are easily accessible. Boasting a lovely, tight-knit community, Walkerville is one of Adelaide's oldest yet best-kept secrets, promising a magical family lifestyle matched with modern convenience. Zoned for Walkerville Primary School, Adelaide High School, and the renowned Adelaide Botanic High School. Esteemed schools, St Andrews and colleges, Wilderness School, Prince Alfred College, and St Peters College are just a short drive away. Council Rates | \$2,293.50 pa SA Water | Not declared ESL | \$254.10 pa Year Built | 1900 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.