

**4/33 Stanley Street, North Adelaide, SA 5006**

**HARRIS**

**Sold Townhouse**

Thursday, 30 November 2023

4/33 Stanley Street, North Adelaide, SA 5006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$690,000**

Super-chic, low-maintenance and perfectly perched in the leafy north-eastern pocket of North Adelaide - 4/33 Stanley Street is impressive from every angle. Radiating a cosmopolitan lifestyle and optimised for easy living so you can enjoy the plethora of dining options at your door - whether you're residing or investing, it's a hard argument to resist. Timber-look floors amplify the footprint of a spacious living room, overseen by contemporary kitchen. Boasting a full suite of stainless-steel appliances, stone benchtops and glass splashback, open plan positioning enables easy flow across all zones. Floating stairs guide to upper floor, with two generous bedrooms each complete with built-in robes. A modern bathroom with wide vanity, bathtub and contrast tiling completes the footprint with tranquillity, delivering a serene space for self-care rituals. Offering your choice of locale for a dose of fresh air, a secure rear courtyard and private balcony provide your choice of alfresco retreat, while an attached secure carport ensures an easy homecoming. The Kentish Hotel is your favourite new neighbour for knock-off drinks and celebrations with your nearest and dearest, with both Melbourne and O'Connell Streets a short walk away to hit the gym, grab a coffee, catch a cult film at the reimagined Piccadilly Cinema, have a knock-off at the Lion, or work your way through the share menus at Gin Long, Pastel and Ruby Red Flamingo. Get ready for elevated living. More to love:- Private rear placement in small group of four- Separate laundry and guest WC downstairs- Split system air-conditioning to lounge and bedroom- Wood-look floors and plush carpets- Neutral colour palette- Gas hot water service Specifications: CT / 5012/782 Council / Adelaide Zoning / CL Built / 1985 Council Rates / \$1899.80pa Emergency Services Levy / \$136.15pa SA Water / \$161.70pa Strata Rates / \$560.00pa Strata Manager / Whittles Estimated rental assessment / \$525 - \$575 per week / Written rental assessment can be provided upon request Nearby Schools / Walkerville P.S, North Adelaide P.S, Adelaide Botanic H.S, Adelaide H.S 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