

**4 Allen Place, Adelaide, SA 5000**



**Sold House**

Saturday, 12 August 2023

4 Allen Place, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 191 m2**

**Type: House**



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**\$830,000**

Welcome to an exquisite modern cottage located in the prestigious south-eastern corner of the Adelaide CBD presented by Team McDevitt at Ray White Walkerville. Set in a prime location, this enchanting two-bedroom residence invites you to experience a refined and tranquil urban lifestyle. Only a brief walk from some of Adelaide's finest dining establishments, this home offers an elegant and private living experience and has been meticulously renovated to seamlessly capture the original character but with modern enhancements. Key features of this property include:

- Situated on a substantial 191 square metre parcel of land boasting spacious 3.3 metre high ceilings and generously sized bedrooms and a built-in robe
- Coveted position just off Hutt Street in the CBD with a short walk to the Hutt Street IGA, Bar Torino, Hutt Street Cellars, and the Eastern Parklands with walking trails and playgrounds
- 2x car parks are also available (subject to permits)
- Convenient rear street access for seamless entry
- Welcoming private front courtyard
- A blend of polished timber floors and elegant tiles
- Sunlit white kitchen with a view on to the dining room. Kitchen features include tiled splashback, dishwasher, gas cooktop, and skylight
- Fujitsu ducted reverse cycle air conditioning in the bedrooms, plus split system in the kitchen/meals area
- Secure back yard with brand new fences recently installed and lockable rear/side gates for added security
- Paved pergola area for relaxation and entertainment with a beautifully landscaped low maintenance backyard
- Ornate feature fireplaces add an extra layer of charm paying homage to the cottage character
- Easy access to public transport; zoned for reputable schools such as Gilles Street Primary, Sturt Street Community School, Adelaide Botanic High School, Adelaide High, and Urrbrae Agricultural High.

More Info: CT | 6200/89 Built | Circa 1880 Internal Size | 80m<sup>2</sup> approx. Council Area | Adelaide City Council Rental Estimate | \$630 to \$650 per week approx. Suited to small families, busy professionals and investors alike, don't miss out on securing this charming property! For more information, inspection times, or to make an offer, don't hesitate to get in touch with our agents. Liam McDevitt | 0430 501 122 Jessica Buckmaster | 0479 113 389