

**4 Pine Street, Parkside, SA 5063**



**House For Sale**

Thursday, 29 February 2024

4 Pine Street, Parkside, SA 5063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



Nic Pernini  
0468914427



James Robertson  
0421882997

**\$1.2m - \$1.3m**

Offers Close Mon, 25th Mar - 1pm (usp) With its dynamic two-level floorplan, contemporary creature comforts, a licence to entertain inside and out, an open-plan kitchen forged for a serious home cook and a rear garden setting that makes the CBD feel so much further away than it really is; this is city-fringe living the way it was always meant to be. Close just one door and the two ground-level bedrooms find complete refuge from the expansive rear family room that flows with ease to that private yard and its paved patio, imploring you to step out and make the most of summer's long days. A short traverse reveals an upper level dedicated to you and you alone, combining a home office with a landing, walk-in robe, ensuite, spacious bedroom and a partnering terrace balcony with morning coffee written all over it. A home that does nothing in halves, enviably placed in a blue-chip suburb that puts the city's boundless parklands, the pick of Adelaide's best schools and colleges, and cosmopolitan Unley and Hyde Park within a weekend stroll or pedal. It was always meant to be Parkside. Features we love...- Ideally placed in a whisper-quiet pocket of highly sought-after Parkside - Deceptively large, flexible footprint spread over a deep parcel - Open-plan kitchen with Caesarstone benchtops, breakfast bar and quality stainless steel appliances - High ceilings throughout - Efficient split system reverse cycle airconditioning to both levels- Loads of storage, including walk-in robe, plus built in robes to bedrooms 2 and 3 - Lock-up garage and additional off-street parking - Large separate laundry - Two bathrooms, including ensuite - Enclosed terrace exclusive to main bedroom- Paved entertainer's patio to landscaped rear yard - Security/alarm provisions - Zoned for Glenunga International High School and moments from Parkside Primary School, Concordia College and Walford Anglican School for Girls - A stroll from cafes, restaurants and boutiques on Unley Road - Walking distance from the CBD CT Reference - 5932/548 Council - City of Unley Council Rates - \$2,065.85 pa SA Water Rates - \$243.05 pq Emergency Services Levy - \$216.30 pa Land Size - 301m<sup>2</sup> approx. Year Built - 2006 Total Build area - 190m<sup>2</sup> approx. 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 275 403