

40 Myrtle Street, Prospect, SA 5082

HARRIS

Sold House

Thursday, 30 November 2023

40 Myrtle Street, Prospect, SA 5082

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 313 m2

Type: House



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The message is clear with iconic Cotto and Muratti cafes at the tip of this densely canopied street; the magic of Myrtle makes it the must-have address to model your Prospect lifestyle on...And some 300m away, exuding the warmest welcome from the picket fence, repointed stonework and fresh landscaping, is an 1880s single-fronted cottage jam-packed with value to live, love, and extend into its lush north-facing backyard with rear lane access. Gated rear lane value that offers parking for up two cars whether you decide to extend or otherwise (STCC.) Inside, the vibe is casual, classic, and immaculate. Two double bedrooms branch off the leading arched hallway, pausing for a spacious central living room, with all three zones featuring decorative fireplaces. Extending into light-filled open plan form is the timber-topped kitchen hosting a stainless oven, gas cooktop, and rangehood with a generous dining nook. A crisp, heritage-themed all-in-one bathroom/laundry completes this perfect package. Yet it's the north-facing backyard where this picture-perfect cottage paints an exciting blueprint for the future. With room to move, whether you're planning an alfresco deck, gathering friends around the firepit zone or playing bocce on the long lawn, this garden gem will be your oyster. Little needs to be said about the Prospect Precinct. With Rosemont Hall's eagerly awaited re-opening, a multitude of cafes, salons, and restaurants in walking reach, spoilt for choice is an understatement – and it leaves the car virtually redundant. North Adelaide is extra close in Uber or Metro card minutes, you're zoned for Adelaide and Adelaide Botanic High Schools, and you'll need barely 14 minutes for a zip into town. Whether purchasing your first home, downsizing, investing, or extending for lifestyle, there's no better place to make your prized position count... Join the queue for this absolute gem: - C1880 sandstone single-fronted cottage- Beautiful tree-lined street - North-facing & established backyard- Exceptional scope to build on, or up (STCC)- Daikin ducted R/C A/C- 3 decorative fireplaces - Central lounge | rear open plan kitchen/dining- Valuable rear lane parking for 2 - Walkability (approx. 300m) to the hub of the Prospect Precinct - Zoned for Prospect P.S., Adelaide & Adelaide Botanic H.S.- Bus reach via Prospect Road- Just 6kms to the CBD | 2.5kms to North Adelaide And more... Specifications: CT / 5193/850 Council / Prospect Zoning / EN Built / 1880 Land / 313m² Frontage / 7.62m Council Rates / \$1,971.80pa Emergency Services Levy / \$177pa SA Water / \$203.14pa Estimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon request Nearby Schools / Prospect P.S, Prospect North 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