

417 Carrington Street, Adelaide, SA 5000



Townhouse For Sale

Thursday, 13 June 2024

417 Carrington Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Cynthia Sajkunovic
0418856334

\$780k - \$830k

Offers Close Thu, 4th Jul - 12pm (usp)Secure, lock-up & leave living. 80's built two-storey townhouse, neat as a pin, offering scope to re-furbish to suit your own style.After 46 years, the owner is now moving into retirement living. An exciting opportunity to reside in this 'A' class location, steps to Victoria Park & walk over to all the action along vibrant Hutt Street, the East End, Central Market, Rundle St & North Tce, plus hop on the free City Connector bus taking you over to Adelaide Oval & North Adelaide.Position perfect, set behind a tall brick fence with a lockable pedestrian gate opening to a private front courtyard.Step inside to spacious, north-facing open plan living & dining, providing large picture windows, dressed with gorgeous natural timber plantation shutters.The living areas close off from the kitchen, which is central to the ground floor. A 'retro' 80's kitchen, fitted with a ceramic gas cooktop, wall oven, grill, rangehood & Bosch dishwasher. There is a 3-person breakfast bar adjacent to a casual living area/optional casual dining, complete with a gas wall heater, storage cupboard & glass sliding doors (with screen) opening out to the private rear yard.A good size yard providing an option to create off-street parking with the removal of the back fence – access via Wilson Street. Manicured hedging, neat-paved paths & all potted plants will remain with the sale.The laundry includes a trough & space for a front loader or top loader washing machine. A guest w.c is located off the laundry.Upper Floor:- The staircase leads to an open study area on the landing. There are 2 double bedrooms, separated by the central bathroom.The main bedroom enjoys superb northern orientation, including a sliding door to the tiled-floor balcony, taking in the tree-top & street views. There are built-in robes, a near-new Daikin reverse-cycle split-system air-conditioner & 90's renovated en-suite/2-way bathroom.Bedroom 2 also offers a sliding door to a tiled-floor, south-facing balcony & mirrored panelled sliding robes.Extras Include:- New, on-trend light fittings, new 'Antique White' wall décor, fridge, gas instantaneous hot water service, NBN capability, sensor light to front porch, smoke alarm & custom roman blinds.Council – AdelaideZoning – CL - City Living MHI - Medium-High IntensityYear Built - 1982Total Build area - 158m2Council Rates - \$2,263.95 paEmergency Services Levy – \$115.20 paAll 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 275403