

44 Wellington Square, North Adelaide, SA 5006



House For Sale

Thursday, 16 May 2024

44 Wellington Square, North Adelaide, SA 5006

Bedrooms: 2

Bathrooms: 1

Type: House



Rachel Lawrie

0428882864

Auction (USP)

AUCTION ON SITE & ONLINE, TUESDAY 4TH JUNE 2024 AT 6:00PM (USP) PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS* This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.* We're thrilled to present this exceptional double-fronted cottage to the market, situated facing Wellington Square in the esteemed suburb of North Adelaide, right on the city's edge. This home boasts outstanding accessibility, being merely moments away by foot, bike, or public transport from the heart of Adelaide CBD. North Adelaide is known for its lively atmosphere, featuring a variety of dining options, retail outlets, and entertainment venues. Additionally, this property is conveniently located near an array of parks, quaint boutiques, inviting cafes, exquisite dining establishments, shopping amenities, the iconic Adelaide Oval, and is encircled by a selection of top-notch public and private schools. Step through the striking entrance boasting high ceilings and an arched hallway. Discover two spacious bedrooms, each with built-in robes and charming open fireplaces. Enjoy two distinct living areas - one formal and the other seamlessly connected to the kitchen, offering access to the private rear courtyard. The kitchen blends classic style with modern updates and appliances. Relax in the bathroom featuring a separate bath and shower, adorned with crisp white wall tiles. Step outside to your own tranquil oasis, surrounded by lush, shady trees and the sweet scent of lemon from the vibrant lemon tree. You'll also find a convenient garden shed nestled at the back of the yard, providing extra space for all your storage needs. Just some of the features we love about this property: • Historic bluestone front cottage built in circa 1890 • An extremely desired city fringe location • Beautifully updated yet keeping it's original charm in tact • High ceilings throughout • Ducted reverse cycle air conditioning plus split system in dining/family room • Good size cellar • Original polished timber floors and tiles throughout remaining areas • Spacious kitchen with gas stovetop and dishwasher • Instant gas hot water • Low maintenance backyard • Garden shed • Property is eligible for two permits for car parking • Excellent investment offering high rental returns Don't miss out on this perfect opportunity to downsize, make a savvy investment, or secure a beautiful and comfortable family home in a highly coveted area! Act quickly as properties in this prime location are in high demand and this exceptional property is expected to be snapped up swiftly. For additional details, reach out to Rachel Lawrie at 0428 882 864 or via email at rachel.lawrie@raywhite.com. Don't miss out on this opportunity to find your dream home or investment in an unbeatable location! RLA281212