

**47 McLaren Street, Adelaide, SA 5000**

**HARRIS**

**House For Sale**

Monday, 29 April 2024

47 McLaren Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: House**



Judy Morris  
0418816901

## Contact Agent

Contact agent to inspect by appointment this Saturday 4th May. Is it a heritage gem or a high-end reproduction? The calibre of this 2019 design will have you second-guessing its era against character row cottages in the hush-quiet respite of this East End, one-way pocket. Exposed structural steel against a bluestone façade brings instant architectural impact; a home built by Emmett Construct Pty Ltd and finished to exacting standards, the 3-bedroom, 2.5-bathroom dual-level design embraces sunlight, open sightlines, and exceptional sophistication. And its spatial freedom shuns cottage confinement. Secure rear access to a 2-car garage, pedestrian gate, plus an internal 4-person lift only heightens its universal buyer market; herringbone timber floors, double glazing, superb insulation and luxe window furnishings reaffirm the home's quality. For the executive, the discerning, or country folk on the hunt for a city pad, your welcome to calm greets 3.3m ceilings, an ambient living zone gas log fire, and the main level's social, free-flowing footprint led by a sunbathed central courtyard joining the living and dining zones. You can also dine under the stars - or retract the remote alfresco awning for all-weather entertaining - with a sleek kitchen on standby hosting luxe stone benchtops, dual Miele ovens, induction cooking, an integrated fridge/freezer, and deep walk-in storage against a meals zone fit for 10. Throughout, directional lighting highlights wall art you'll hang from professional picture rails slung from square-set ceilings; upstairs, all three bedrooms, two fully tiled luxury bathrooms, and a custom laundry savour sunlight beneath remote Velux skylights. Each plush bedroom brings individual rewards: the master with ensuite, wall-to-wall custom robes, and a view atop the courtyard; bedroom two opens to a private city-viewing terrace; bedroom three adds study flexibility alongside the landing library retreat. Virtually zero garden upkeep, 100 percent lifestyle, and the CBD's vibrant axis on your radar means a corner-turn to Chianti, the new Latteria for cocktails before a stroll to the theatre, with barista coffee and the Park Lands on a whim. There's only one way to embrace the Festival City - in a modern McLaren secret. A modern gem in the city's finest historic pocket:- Set in a hush-quiet, one-way character street - 3.3m ceilings upon entry- Warm herringbone timber floors to the main level- Soaring hall & stairway ceiling void- Feature glazed central alfresco with bi-folding glass doors- Double-glazing throughout- Velux skylights to each upstairs bathroom & laundry- 2 ducted R/C A/C systems- Chic & efficient gourmet kitchen with dual Miele ovens & induction cooktop- Fully tiled designer guest powder room to the main level- Secure rear lane remote double garage access - Additional pedestrian gate rear entry- Regent Street South Bikeway access- 1km to Gilles Street P.S | Zoning to Adelaide & Adelaide Botanic H.S. And much more... Specifications: CT / 6206/739 Council / Adelaide Zoning / CL Built / 2019 Land / 172m<sup>2</sup> (approx) Frontage / 6.1m Council Rates / \$3,080.85pa Emergency Services Levy / \$227.65pa SA Water / \$267.64pq Estimated rental assessment / \$900 - \$950 per week / Written rental assessment can be provided upon request Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Mitcham Girls 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