

**5 Bradford Street, Prospect, SA 5082**



**Sold House**

Wednesday, 4 October 2023

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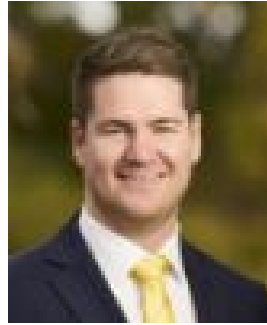
**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Andrew Welch  
0870821411



Tim Knowling  
0451667360

**\$903,000**

Superbly situated in a heritage precinct of this peaceful pocket and capturing the essence of single level living with elegance and ease, this enchanting 3-bedroom, 1890s character cottage is impeccably presented in gorgeous courtyard garden settings with the convenience of Prospect and North Adelaide precincts on the doorstep. Private and secure behind the impressive gated front fence, lush greenery welcomes and the delightful front verandah beckons inside to a leadlight entry hall where high ceilings with deep cornices accentuate refined character details such as decorative ceiling roses and open fireplaces. A pair of generous bedrooms boast classic plantation shutters and beautiful open fireplaces - the front main bedroom is carpeted and fitted with built-in robes and ceiling fan. The second bedroom offers the warmth of original timber flooring, while the maroon feature wall framing the fireplace, introduces the drama. The elegant central lounge room is kept cosy and warm by the stunning open fireplace and flows into the heart of this charming home - the light-filled, north-facing meals, living and kitchen domain. A split system air conditioner ensures year-round comfort in this inviting space. Walls with wainscoting style and light-capturing windows frame this domain spilling through French doors to a secluded entertainment courtyard where the soaring overhead curved awning creates shade and an outdoor room in the sun-dappled courtyard, with the manicured garden beds creating the perfect backdrop to an alfresco lifestyle - a lovely space to relax, dine and entertain. Sleek granite in the updated kitchen stretches across the breakfast bar to the wrap-around benchtop alongside cream cabinetry with pantry and Fisher & Paykel dishwasher drawer. Located at the rear of the home, the gracious formal dining room also features French doors stepping out to the courtyard, and would be an ideal option as a third bedroom. The very sleek bathroom/Euro laundry has been fully renovated and the glossy, broad-format tiled flooring offsets the modern floating vanity, bath, walk-in shower and w.c. Badged of "local heritage significance", this free-standing residence also offers:-

- Carpeted hallway, main bedroom, formal lounge & dining rooms
- Terracotta-tiled flooring in meals/living/kitchen zone
- Shared driveway with potential to convert to off street parking
- Deadlocks on front & side gates
- Wood storage unit
- Garden shed
- Watering system front & rear
- Sandstone paved rear courtyard

Set In a highly desirable pocket, this serene haven is a wonderful option not only for professionals, young families and savvy investors, but also for downsizers keen to enjoy the exciting lifestyle options on offer. With Black Friars Primary School across the road, the parklands, bus services and both Prospect Road and North Adelaide Village shopping and dining just moments away - you are spoilt for choice for wine bars and cafes and it's an easy stroll to either the Nova or Piccadilly Cinemas. The City is less than a 10-minute commute or quick bus trip, and the Adelaide Uni, Uni of SA or Adelaide Botanic High are only 3 kms away.

CT: 5683/4 Council: Prospect Council Rates: \$1,948.32pa (approx) Water Rates: \$201.61pq (approx) RLA 312012