

53 Mann Terrace, North Adelaide, SA 5006

TURNER.

House For Sale

Tuesday, 19 March 2024

53 Mann Terrace, North Adelaide, SA 5006

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 160 m2

Type: House



Martin Betts
0402560533

\$1,250,000 - \$1,350,000

Best offers by Monday 8th April at 12pm - Unless Sold Prior

Introducing a classic gem that speaks volumes about the allure of North Adelaide's city-fringe living. Nestled in this tightly held suburb, this four-bedroom, two storey terraced townhouse built in 1981 is a golden opportunity for a savvy buyer or investor to secure a home in this terrific location. Downstairs comprises a separate formal lounge room, kitchen with adjacent dining area, separate laundry and a convenient third toilet. Upstairs boasts three bedrooms (main with ensuite and built-in robes) and one of the other bedrooms has a walk-in robe. Also, there is a large second living area with its own balcony that could be a generous fourth bedroom. The main bathroom has a separate shower and separate bath. Out the back is a private paved courtyard area with pergola. There is valuable side access via the remote roller door to a double width carport allowing secure off-street parking for two cars. Features include:- Ducted reverse cycle air-conditioning- Separate laundry- Handy third toilet downstairs- Practical kitchen with gas stove and dishwasher- Quality window treatments- Good floor coverings throughout- Polished timber flooring downstairs- Under stair storage- Instant gas hot water system- Private rear courtyard- Double carport with remote roller door

Also conveniently located within walking distance to Adelaide Oval, Women's and Children's Hospital and all the cosmopolitan lifestyle that Melbourne and O'Connell Streets have to offer. Walk through the parklands to the Adelaide Botanic High School, the universities and the CBD. Or an easy commute by bus to the city centre with frequent and direct bus services operating along Melbourne Street. Proximity to some of Adelaide's finest schools including Wilderness, Pulteney Grammar and Prince Alfred College. Within the school zones for North Adelaide Primary, Walkerville Primary, Adelaide Botanic and Adelaide High. CT / 5404 / 464 Year built / 1981 Land Size / 160 sqm (approx.) Equivalent Building Area / 176 sqm (approx.) Council / City of Adelaide Council Rates / \$2450.70 p.a. ESL / \$201.20 p.a. Water & Sewer / \$227.70 p.q. Torrens Title Zoning / City Living Speak to TURNER Property Management about managing this property #expectmore RLA 62639