

# 6 Paech Mews, Walkerville, SA 5081

NOAKES  
NICKOLAS

## Sold House

Monday, 23 October 2023

6 Paech Mews, Walkerville, SA 5081

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 530 m<sup>2</sup>

Type: House



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**\$1,302,000**

Nestled in this whisper-quiet, residents' only enclave with the iconic Linear Park and a vibrant, redeveloped shopping strip teeming with all your café and daily essentials right at your fingertips, 6 Paech Mews delivers an idyllic canvas for home-improving couples and lifestyle-loving downsizers eager to find a city-fringe base. Featuring a free-flowing footprint that's a picture-perfect blend of cosy living and easy entertaining, enjoy a light-filled formal lounge at entry with wine bar inviting no-excuse night caps with friends before a lovely kitchen, casual meals and dining zone promises company and conversation while you whip-up delicious dinners or sunny lunches. The versatile floorplan delivers three bright and airy bedrooms including a generous master complete with ensuite spilling with natural light, private and well-sized main bathroom, practical laundry with storage and along with ducted AC throughout – there's superb footings of understated comfort here. Relaxing as is, a wash of interior updates would completely transform this charmer into a stunning modern contemporary abode worthy of its blue-ribbon location. With all the feature and function you could possibly ask for, while combining ideal low maintenance upkeep, this one has all the potential of something special. Picture weekend walks or rides along the tree-lined Torrens – or even to start or end your day, savour a cosmopolitan atmosphere along Walkerville Terrace without starting the car, while all the drawcards of North Adelaide and the CBD just beyond are minutes by way of car, bus or a quick Uber ride. Whichever your rhyme or reason, this delightful property won't be on the market long! More features to love:- Airy and open original kitchen with great bench top space, abundant cabinetry and dishwasher overlooking a spacious casual meals and formal dining zone- Lovely formal living with in-built wine bar offering easy entertaining- Generous master bedroom featuring BIRs and light-filled ensuite with separate shower and relaxing bath- 2 additional well-sized bedrooms, one with handy BIRs- Central main bathroom featuring separate shower and tub, as well as WC for added convenience- Functional laundry with storage and ducted AC throughout for year-round comfort- Sunbathed alfresco courtyard framed in leafy established greenery and screening- Double garage and neat brick façade frontage Incredible update potential to bring this contemporary charmer sailing into stylish modern standards- Wonderful access to the scenic Linear Park Trail for fresh air walks or rides- A short stroll to the thriving Walkerville Terrace buzzing with cafés, delicious eateries and all your everyday shopping needs- A quick 5-minutes to Melbourne Street with all the attractions of the CBD just beyond Land Size: 530sqm Year Built: 1990 Title: Torrens Council: City of Walkerville Council Rates: \$2,744 PASA Water: TBAES Levy: \$124 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.