

**6B Edinborough Street, Nairne, SA 5252**

**ADCOCK**

**Sold House**

Saturday, 17 February 2024

6B Edinborough Street, Nairne, SA 5252

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Nikki Seppelt  
0883884777



Andrew Adcock  
0418816874

**\$791,800**

It's the chic, industrial equal to city style in nature-skimming Nairne... a solar-boosted standout measured by an urban mood, soft grey hues, and an ultra-versatile garage with studio appeal. Not many modern designs can champion such a balancing act – for the family, entrepreneur, or entertainer, the 4-bedroom footprint with equal parts function and feature-worthy elements promises you'll say adios to the city for the greener pastures of the hills...And you won't miss an inch of it. Beyond the pretty landscape, leafy portico, and tiled foyer stairs is the answer to your work-from-home prayers: a garage that deftly morphs into an often-sought studio space - with a rear storeroom, 3rd toilet, and gleaming laundry sideline - insisting there's more value bubbling under this clever home's surface. Upstairs, a dramatic-in-black kitchen assumes living and dining zone command with a breakfast island, mood lighting, stainless appliances, a butler's wing, and a sweep of sophisticated herringbone splashbacks – across the floor tiles, floating sheers unite friends with the balcony and coveted BBQ stretch above the trees. The family bathroom with its cocoon bath soak and penny tiles is the suave designer style you'll skip town for. Creating calm and anticipation, a private corridor to the master bedroom pauses for a dressing robe and ensuite, and brilliantly spacing out each remaining bedroom, a 2nd living zone brings the backyard views in as a comfy conduit to outdoor play and easy entertaining. And you just know how good this fully fenced landscape will feel, day or night: festoon lights aglow, Manchurian pears parading the lawn's borders, and the quiet privacy Nairne dwellers know all too well. In a sweet little community getting better by the day, is everyday amenity beyond your immaculate boundaries. From Pallett Café to Klose's Foodland, Howard's Vineyard to Nairne Primary School and Nairne's Mural and Historical Walk - food, wine, leisure, and lifestyle reign in this prized country region; retreat to urban style with your feet firmly planted in the hills! Nairne's for real: Entertainer's balcony with treetop views & café blinds 4 bedrooms | 2 chic bathrooms | 2-car garage/studio with auto door 17 solar panel efficiency Striking kitchen design featuring a 5-burner gas cooktop, 900mm electric oven & butler's pantry Master with sparkling ensuite & WIR 2nd living area Downstairs 3rd toilet, storeroom & slick laundry Ducted & zoned R/C A/C Revamped, lush front & rear landscaping. Hunter automatic watering system to front and rear gardens and lawns. Moments to Nairne P.S. & public transport Just 35 minutes to the CBD via the SE Freeway & Bald Hills Interchange And much more... Property Information: Title Reference: 6197/649 Zoning: Housing Diversity Neighbourhood Year Built: 2018 Council Rates: \$TBA per annum Water Rates: \$74.20 per quarter \*Estimated rental assessment: \$620-\$640 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.