

**76 Wellington Square, North Adelaide, SA 5006**

**HARRIS**

**Sold House**

Thursday, 5 October 2023

76 Wellington Square, North Adelaide, SA 5006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Henry Gower Tillett  
0439846667



Lauren Davis  
0408814049

**\$975,000**

Best offers by Monday 23rd October, 12 noon  
Bluestone chic, take a bow; and not just for what this 2-bedroom row cottage overlooks, but for what it now bestows on the flip side of a transformational renovation. For the astute investor, on-the-fly executive, or social downsizer who know every trendy nook and cranny of North Adelaide, here's where life takes a well-heeled breather on the brink of its crowning Square, moments from O'Connell Street, the locally loved Flying Fig Deli, and The Wellington Hotel. From the very first step it's slick, minimal, open plan perfection. Entertain in the designer freedom of seamless living and dining, keeping an enviable vigil over the leafy Square from your living room lens; and breaking the home's palette of crisp whites is a hit of effervescent terrazzo style across the social cook's zone custom cabinetry. Bathed in subdued natural hues, the first ultra-modern bathroom hinges on the first of 2 large-scale robed bedrooms; the rear master, issued an equally luxe ensuite, reflects the quaint courtyard backdrop onto its wall of mirrored sliding robes. Despite your living luxury, it's still about the location. Nights out will include dinner at local favourites including Gin Long or Ruby Red Flamingo, while this affluent city edge serves access to Calvary Hospital, St. Dominic's Priory College, and North Adelaide Golf Course hand in hand with a wander to Adelaide Oval. Instilling a modern mood into every meticulous detail, Wellington Square is tightly held for a reason. No. 76 nails it. Welcome to Wellington Street royalty: - Beautifully reimagined 2-bedroom row cottage - Stunning park views over Wellington Square - Seamless open plan living & meals - Ultra-chic kitchen with fully integrated dishwasher - Quaint private rear courtyard - 2 king-sized bedrooms with mirrored robes - 2 fully tiled designer bathrooms - Master with ensuite - Single car parking - An enviable, walkable retail & dining radius - The CBD in a 3.7km straight line - Currently under periodic tenancy at \$700/week from 6th November 2023 - And much more... Specifications: CT / 6243/982 Council / Adelaide Zoning / CL Built / 1860 Council Rates / \$2,684.10 pa Community Rates / \$435 pq Community Manager / Best Strata Emergency Services Levy / \$240.60 pa SA Water / \$216.96 pq Estimated rental assessment: \$600 - \$630 p/w (Written rental assessment can be provided upon request) Nearby Schools / North Adelaide P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide 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