

8 Margaret Street, Walkerville, SA 5081

HARRIS

House For Sale

Thursday, 11 April 2024

8 Margaret Street, Walkerville, SA 5081

Bedrooms: 4

Bathrooms: 1

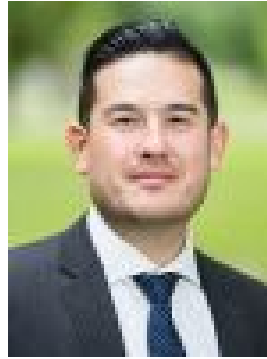
Parkings: 2

Area: 617 m2

Type: House



Peter Shizas
0412814714



Benjamin Tan
0433785796

\$1.7m

Best Offers By 6pm Tuesday 7th May In its short street charm a sidestep to Walkerville Oval, is an extended c1920s bungalow too sweet to pass by with the retail array of Walkerville Village in its blue-ribbon pocket's favour. Street appeal and retail sway are just part of this elite package. There's St. Andrews, Wilderness Girls' and Walkerville Primary Schools, Linear Park's newly upgraded playground and walking trails, and this close to home, fresh barista-made coffee on foot. You can even mix things up and walk to Melbourne Street. For the corporate couple or family ready to step up to city-fringe prestige with the scope to go the modern extra mile – or to live out its adaptable floorplan well into the kids' school years – this 4-bedroom home promises it all, with character in spades. Polished timber floors, a wide central hallway, timber fretwork, decorative ceilings, a refreshed and sparkling bathroom, 2nd WC, and a sympathetic open plan living and dining rear addition that'll hold your gaze – and your guests' – with an elevated deck above private and established south-facing gardens. The contemporary kitchen at its helm features stainless Bosch appliances, a central island, dishwasher, and outdoor flow to a 2nd undercover patio, and if you count the expansive front verandah edging the cottage garden arrival, your outdoor living options tally three. So many variables. So much value. You might adapt the existing laundry as a 2nd bathroom or walk-in robe, build out to the extra-wide boundary (STCC) or consider the galley-style hobby room as a brilliant butler's wing for entertaining. The rush to do anything is negligible in an immaculate home – and community-spirited neighbourhood – that gives so much already; take its history, Sunday brunches, shopping ease and lifestyle prestige as an incredible base to build from... Walkable prestige indeed: – An extended stone-fronted bungalow with Walkerville Terrace on foot – Top schools on hand including St. Andrews, Walkerville Primary & Wilderness Girl's School – Security alarm – Up to 4 extra-large bedrooms (or 3 + 2 living zones) – Modern open plan kitchen to the rear living & dining addition – Adjacent galley-style butler's wing – ideal for entertaining – Split system R/C A/C comfort – 2-car carport (off-street parking for 3) – Superb potential to build out to the boundary – STCC – Zoning for Adelaide & Adelaide Botanic H.S. – Opposite Walkerville Oval & strides to Linear Park – Indoor/outdoor café dining at Jeez Louise, Coffee Institute, or Nest – Abundant retail & specialty shops along Walkerville Terrace – An easy walk to cosmopolitan Melbourne Street & Adelaide Oval – And so much more... Specifications: CT / 5536/504 Council / Walkerville Zoning / EN Built / 1925 Land / 617m² (approx) Council Rates / \$2,877.10pa Emergency Services Levy / \$295.70pa SA Water / \$323.64pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Walkerville P.S, 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