

**89A Hill Street, North Adelaide, SA 5006**

**HARRIS**

**House For Sale**

Thursday, 4 January 2024

89A Hill Street, North Adelaide, SA 5006

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 201 m2**

**Type: House**



Henry Gower Tillett  
0439846667



Lauren Davis  
0408814049

## Contact Agent

Best Offers By 12pm Wednesday 17th January (unless sold prior) On a quest for the quiet life in prestigious North Adelaide? This Torrens titled 3 bedroom find - close to Wellington Square, a Childers Street dash to O'Connell Street and less than 4kms to the city - defines it all... Flooded with light and boasting fully fenced front and rear gardens, this two-storey lifestyle sits amongst a select few who get to call this off-street enclave home making it an ideal and elite step up for a young family, on-the-fly executive or savvy investors. Warm polished timber floors, large scale picture panes, a modern kitchen and bathroom, plus a wash of contemporary white has brought this fluid 1980s design into instant chic. The sunlit living on arrival, the open plan casual dining, and entertaining patio accessed through glazed French doors bring immediate liveability. Another plus to the privacy - zero cause to draw blinds anywhere. Indoor plants will thrive, and you'll adjust the temperature to the seasons via split system comfort. The storage-gifted galley laundry ends with a guest powder room downstairs, while above, three carpeted bedrooms share a fully tiled and remodelled family bathroom. The single 3rd bedroom doubles as a study or nursery, bedroom two catches a glimpse of the St. Dominic's Priory spire, while the forward-facing main suite caps off its extra legroom with calming outlooks and a substantial walk-in robe. The central bathroom hosts a 2nd WC, frameless open shower, floating vanity and stone tops, marrying the cool modern tones cleverly applied throughout the spacious home. Beyond the secure front gate, brunch spots including The Flying Fig and Fare and Square, North Adelaide Golf Course, Adelaide Oval, and the re-opening of the iconic Aquatic Centre are privileges that come with the cosmopolitan territory; the only move still to make is to call Hill Street home. Discover it & love it:- Renovated Torrens titled living in a quiet, off-street enclave - Remodelled modern kitchen & family bathroom- Solid Blackbutt Timber flooring- Guest/2nd WC & large galley laundry downstairs- Split system R/C A/C to master bedroom & living zone- Casual dining with French door flow to a private patio & garden- Feel-good natural light throughout- Valuable carport for 1- Leafy low care & fully fenced front & rear gardens- Zoning for North Adelaide P.S., Adelaide & Adelaide Botanic H.S.- A stroll to St. Dominic's Priory College (R-12) And much more... Specifications: CT / 6105/216 Council / Adelaide Zoning / CL Built / 1983 Land / 201m<sup>2</sup> Council Rates / \$2,077.20pa Emergency Services Levy / \$182.60pa SA Water / \$184.72pa Estimated rental assessment / 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