

9 Yallum Terrace, Kilkenny, SA 5009

HARRIS

Sold House

Monday, 14 August 2023

9 Yallum Terrace, Kilkenny, SA 5009

Bedrooms: 2

Bathrooms: 1

Type: House

Contact agent

Nestled in the heart of Kilkenny is a beautifully upgraded two-bedroom character maisonette, circa 1900. Held by the current owners and well-loved and enjoyed for over 20 years. This a perfect opportunity for the first home buyer, investor or those looking to downsize in this highly sought after inner-city location. Filled with so much charm and character of yesteryear with a subtle nod to the Art deco era through selected features, blending perfectly with the modern conveniences of today. Comprising a gracious entrance hallway, period leadlight, hardwood floors, tall and decorative ceilings, open fireplace (decorative only) and large room proportions. Two large light-filled bedrooms, both of which come with built-in robes and the master with a study nook alcove. Formal spacious lounge and at the rear a light-filled open plan living with renovated kitchen and freestanding Belling gas cooker/electric oven, Asko dishwasher and concealed pantry. Compact black and white bathroom with bath and shower, separate WC and laundry. Step outdoors onto a hardwood deck with a wonderful undercover pergola/entertaining area. Drip irrigation system front and back with computer-controlled timer. Additional features which we love:- Braemar Ducted gas heating- Daikin Ducted reverse cycle air conditioning - Split system and skylight in the open plan kitchen- Security screen door and sensor light at the front- Gas Hot water service- Raised garden beds x 2- Rainwater tanks x 1- Period/Art deco inspired light fittings- Garden and potting shed (greenhouse)- Cubby house/second garden shed This an exciting offering and a sensational opportunity to acquire a renovated character cottage in a location second to none. Within a 10 minute walk to Kilkenny railway station and a quick 10 minute train trip into the CBD or head in the opposite direction towards Grange Beach. Conveniently close to Port and Torrens Rd buses. Nearby McInerney Reserve offers recreation for all ages and our four legged friends and is bordered by the local cycling paths. Situated close to Kilkenny Primary School, medical centres, child care, local shopping and moments away from the lifestyle precincts of Croydon and Bowden. A perfect first home, investment property or for those who are looking to downsize. To be auctioned on Saturday 26th August at 2.30pm (unless sold beforehand). Specifications: CT / 5899/121 Council / Charles Sturt Zoning / EN Built / 1900 Council Rates / \$1137.60pa ES Levy / \$107.35pa SA Water / \$146.65pa Estimated rental assessment: \$470 - \$500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Challa Gardens P.S, Kilkenny P.S, Woodville Gardens School Birth-6, Woodville 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