

109 Stanley Street, North Adelaide, SA, 5006

HARRIS

House For Sale

Friday, 16 August 2024

109 Stanley Street, North Adelaide, SA, 5006

Bedrooms: 1

Bathrooms: 1

Type: House



Lauren Davis

History you can't repeat with a cottage pair on the city's most prestigious fringe.

111 Stanley Street also available, separate titles, can be purchased together or individually. Both to be auctioned one after the other commencing with 109 Stanley Street at 11am Saturday 24th August (unless sold prior)

A pied-à-terre pair or twice the Airbnb returns a wander down one of North Adelaide's most picturesque tree-lined streets sets the scene for two historic, side-by-side studio cottages, available for sale separately or as a rare and prestigious double deal.

On separate titles, both c1860 1-bedroom fully renovated and virtually identical cottages will influence the permanent or part-time owner-occupier, investor, or Airbnb Super Host who's ready to immediately improve their portfolio, twice over.

From their north-south orientation, living room flow pauses for an open plan kitchen/meals zone hosting a gas stove and stainless dishwasher ahead of a contemporary and spacious bathroom/laundry, signing off with sliding patio access via the rear double bedroom.

Weather the seasons indoors with split system and ceiling fan comfort, and outside, each cottage extends their living footprints with a private all-weather alfresco and an open-air, paved courtyard.

Each fully fenced courtyard offers rear gate and side driveway access, plus ample on-street parking under the plane trees.

Grab a bite streetside under the shade at the Kentish Hotel, trial every café, salon and restaurant along Melbourne Street, or stretch your sensational cosmopolitan lifestyle further a short walk to O'Connell Street and Walkerville Terrace.

School choice, pubs, cafes, bars, and a Linear Park city transit all translate into an unbeatable lifestyle in officially the worlds' most beautiful city and Stanley Street is well and truly a part of it

A flexible double indeed:

- A renovated pair of c1860 row cottages
- Buy one, buy both
- Polished timber floors & plantation shutters
- Quality open plan kitchen with stone benchtops, stainless dishwasher & gas stove
- Rear all-weather patio with storage & ceiling fan
- Spacious AV-wired rear bedroom
- Split system & ceiling fan comfort
- Downlighting & decorative fireplace
- Paved & landscaped courtyard with rear gate entry
- Walk to the CBD, Wilderness School & Adelaide Oval
- An incredible investment, city base or chic Airbnb!

Specifications:

CT / 6266/367 & 6266/369

Council / Adelaide

Zoning / CL

Built / 1860

Land / 219m² (approx)

Frontage / 4.72m

Council Rates / 109 | \$2,131.35pa / 111 | \$2,493.65pa

ESL / 109 | \$152.80pa / 111 | \$133.95pa

SA Water / 109 | \$189.01pq / 111 | \$168.79pq

Estimated rental assessment / \$460 - \$500 per week / Written rental assessment can be provided upon request
Nearby Schools / North Adelaide P.S, Walkerville P.S, Adelaide Botanic H.S, Adelaide H.S

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