

**190 Sturt Street, Adelaide, SA, 5000**



**House For Sale**

Tuesday, 15 October 2024

190 Sturt Street, Adelaide, SA, 5000

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Nick Ploubidis  
0423840514

## Turn of the Century Historic Terrace Home

Auction Location: on site

Step into the charm of yesteryear with this elegant 1890's Terrace home situated amidst the vibrant and burgeoning cafe and bar scene of the city's west. Soaring ceilings, decorative cornice and the original heritage style staircase provide a wonderful canvas to work with. Originally built to accommodate both a shopfront and residence, the versatile floor plan offers multiple living zones within the original home along with the recent addition of a rear guest house. While perfectly liveable as is, this property presents an exceptional opportunity for those with vision to transform it into a creative masterpiece.

The main lounge room upon entry is exceptionally spacious and can serve as a formal living area. As you move deeper into the home, the next room, currently set up as a living and dining space, offers the flexibility to function as an expansive, elegant dining room that flows seamlessly into the kitchen. A full bathroom with WC services this floor. At the rear of the property, you'll find the separate guest house, fully equipped with its own bathroom and kitchen. Bi-fold doors open the entire living space to the outdoors, creating an ideal setting for Sunday BBQs or indoor-outdoor cocktail parties. With access through a secure gate from the main house or directly from the garage, this space offers excellent potential for use as an Airbnb or sublet, providing flexible living or income-generating options.

The upper level of the main home accommodates three double bedrooms with built ins and a second bathroom with separate WC. The elegant wrought iron balcony is accessed from the master bedroom.

Explore the possibility to extend the second level and further increase the living space (STCC) or even consider reinstating the second car park in lieu of the guest house. So much potential waiting to be unlocked in this rare opportunity.

AUCTION: Friday, 1st November at 1:30pm, on site.

(\$1,500,000)

CT: Volume 5993 Folio 457

Council: City of Adelaide

Council Rates: \$1,972.60 per annum (approx)

Water Rates: \$261.31 per quarter (approx)

Year Built: 1890

To register your interest or to make an offer, scan the code below:

<https://prop.ps/l/ffCm2RTJPMst>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

commences.