

23 Highgate St, Highgate, SA, 5063

HARRIS

House For Sale

Saturday, 10 August 2024

23 Highgate St, Highgate, SA, 5063

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

A C1928 bungalow beauty with an extension to savour and 'forever' all mapped out

So close to cosmopolitan Duthy Street you can almost smell the coffee wafting from your favourite cafe, this classic beauty with an astute rear extension to go with its flexible plan and rear alfresco pavilion has bright futures all mapped out, just a fleeting moment from the CBD.

Set behind one of Highgate Street's many trees, you'll love the way this peaceful home transitions from the original bungalow to the expansive addition as if it was all meant to be on its deep parcel with ample off-street parking.

Gleaming polished pine floors usher your every step past three big bedrooms - each boasting a bank of built-in robes, the comforting embrace of ducted r/c and the same soaring ceilings that never fade throughout this move-in-ready home.

The addition comprises two separate - yet smoothly interconnected - living zones; one a lounge room with dual French doors leading to the landscaped rear yard, the other an open-plan kitchen and casual meals combo with a cosy fireplace for good measure.

Featuring hardy stone benchtops, 900mm stainless steel appliances, breakfast bar, filtered water and storage high and low, the modern kitchen is both a wonderful place to cook and converge in a home that will be no stranger to wooing a crowd.

Send an invite text to your nearest and dearest, grab supplies from Duthy Street, Unley Shopping Centre or Frewville's famous Foodland and wheel the BBQ to that pitched roof pavilion because it's time to warm your new home. You've got it all mapped out.

More to love:

- Lock-up carport and additional off-street parking in front
- A beautifully presented example of the much-loved bungalow
- Periodic updates and extensions make it the complete family home
- Modern wet area and separate laundry
- Quality selections include timber-framed stackable doors to rear extension
- Storage galore
- Ducted and split R/C, plus combustion heating
- Custom plantation shutters
- Beautifully presented landscaped gardens with auto watering system
- Walking distance from cosmopolitan Duthy Street's cafes, bakeries, butcher & more
- Walking distance from Concordia College and Highgate School
- Zoned for Unley High School
- Just 10 minutes from the CBD
- And much more.

Specifications:

CT / 6001/596

Council / Unley

Zoning / EN

Built / 1928

Land / 491m2 (approx)

Frontage / 15.25m

Council Rates / \$2,197.75pa

Emergency Services Levy / \$220.10pa

SA Water / \$261.31pq

Estimated rental assessment: \$790 - \$860 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Highgate School, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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