

**28A Weller Street, Goodwood, SA, 5034**

**Tanner**

**House For Sale**

Wednesday, 14 August 2024

28A Weller Street, Goodwood, SA, 5034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Downsize without compromise on the cusp of cobbled King William.

Enviably poised where Goodwood rubs shoulders with Hyde Park's King William Road delights, this flawlessly presented home hits the sweet spot for discerning downsizers with city-fringe leisure on the to-do list.

Fronting what might just be Goodwood's most beautiful street, you'll love coming home to this free-flowing home bookended by living zones to create superior versatility on its elongated parcel with a lock-up garage to start and gorgeous, colourful gardens to finish.

In between are three nicely sized bedrooms, one with an ensuite bathroom, a big bank of storage, external French doors and your name written all over it.

If you still dabble in some business or simply need an excuse to escape your other half for a short period, that street/facing sitting room/home office obliges with bundles of natural light to boot.

Open-plan living reigns supreme at the rear, where a super-functional kitchen will step up to the plate when you host soirées under the alfresco pavilion. Summer can't come quickly enough.

Nothing is too far from home here; just a stroll from King William's salons, boutiques, bars and progressive restaurants; a stroll from Soutar Park and Goodwood Road's buzzing cafe scene; and a short drive or pedal from the CBD itself. A sweet spot, indeed.

More to love:

- ☑ Secure gated entry, lock-up carport with remote door and drive-through access to courtyard
- ☑ Off-street parking for two cars
- ☑ Flexible layout
- ☑ Beautifully presented, inside and out
- ☑ Updated timber-look flooring
- ☑ Ducted r/c for year round comfort
- ☑ Full of natural light
- ☑ Built-in storage to all bedrooms
- ☑ LED down lighting
- ☑ Large separate laundry
- ☑ High ceilings throughout
- ☑ Gas cooktop and filtered water
- ☑ Lush, landscaped gardens to front and rear
- ☑ Garden/storage shed
- ☑ Walking distance from Soutar Park and public transport
- ☑ Moments from the southern parklands
- ☑ And much more.

Specifications:

CT / 5510/629

Council / Unley

Zoning / EN

Built / 1997

Land / 325m<sup>2</sup> (approx)

Frontage / 7.62m

Council Rates / \$2197.75pa

SA Water / \$261.31pq

Estimated rental assessment / \$680 - \$740 per week / Written rental assessment can be provided upon request  
Nearby Schools / Goodwood P.S, Gilles Street P.S, Glenunga International H.S. Mitcham Girls H.S, Urrbrae Agricultural  
H.S.

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