

32B Northgate Street, Unley Park, SA, 5061

Smallacombe

House For Sale

Thursday, 24 October 2024

32B Northgate Street, Unley Park, SA, 5061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Janet HansenSmith
0410668676

FABULOUS DUPLEX PERFECTLY LOCATED IN PRESTIGIOUS UNLEY PARK

~ Auction: Date to be Advised (unless sold prior) ~

Discover this exceptional, solid brick, Torrens-titled duplex, one of only two, offering a spacious and beautifully designed home that epitomises cosmopolitan living. Just a short stroll away, you'll find the vibrant cafes, boutiques, and restaurants along King William Road, or venture to the bustling Unley Road, where a delightful array of dining and shopping options await, including the convenience of Unley Shopping Centre.

The property is instantly appealing, featuring a charming cottage garden bursting with spring colour, feature stonework, and a secure gated entrance.

Inside, the home is deceptively spacious, blending both formal and casual living spaces seamlessly. The thoughtfully designed layout separates both the formal and casual areas, with zoned bedrooms for privacy. The master suite is ideally positioned at the front, offering a picturesque garden outlook.

Property Features:

- * Warm and welcoming entrance
- * Elegant master bedroom with walk-in robe and ensuite bathroom
- * Light-filled formal dining and living room, complete with a decorative fireplace, both opening to beautifully positioned private courtyard gardens perfect for entertaining family and friends or enjoying a tranquil morning coffee
- * Well-appointed timber kitchen featuring ample storage, gas cooking, and a dishwasher, adjacent to an open-plan living and dining area
- * Expansive living area that flows seamlessly to the outdoors, highlighted by a wall of picture windows and a glass sliding door leading to a north-facing pergola ideal for entertaining and soaking up the sunshine
- * Two additional bedrooms at the rear, one with built-in robes, both serviced by the main bathroom with a separate vanity and WC
- * Generously sized laundry with excellent storage

Additional Highlights:

- * Secure entrance with electric gates and intercom
- * Entertain or unwind year-round with a choice of three paved courtyards
- * High decorative ceilings and elegant décor throughout
- * Ducted reverse cycle air conditioning
- * Garden shed plus additional outdoor storage
- * Wide carport with extra off-street parking
- * Low-maintenance gardens, including a charming front cottage garden and a private, secure established backyard with a northerly aspect

Lifestyle Amenities:

In addition to the convenience of local shops and restaurants, enjoy the two minute walk to the beautiful Heywood Park, along with easy access to Unley Park Bowling and Tennis Clubs. This prime location is also in close proximity to prestigious schools, including Walford Girls, public transport options, and less than 10 minutes to the city. Set on approximately 529 sqm, this home is the perfect retreat for downsizers seeking space without compromise, busy professionals, and small families looking for a vibrant lifestyle in a blue-chip location.

Council: City of Unley

Council Rates: \$2,338.05 per annum

SA Water: \$272.98 per quarter

ESL: \$231.00 per annum

Land Size: 529sqm (approx.)

Year Built: 1985

Zoning: Established Neighbourhood

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