

33 Old St, North Adelaide, SA, 5006

HARRIS

House For Sale

Saturday, 10 August 2024

33 Old St, North Adelaide, SA, 5006

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Lauren Davis

Discreet city-fringe style on a radius of renowned prestige

Best Offers By 12pm Tuesday 27th August (unless sold prior)

It evokes light, shade and lifestyle. Chic yet easy sophistication that sits discreetly under the radar yet superbly in step with Melbourne Street's café buzz and Stanley Street's historic beauty.

As an upmarket city base, or for the discerning buyer who prefers to keep their luxury address under wraps, this architecturally designed 3-bedroom home gives you the benefit of both with infinite amenity at your disposal.

At Old Street's no-through end, #33's modern style leads with a private outdoor entertaining courtyard, a seamless blend of end-to-end living and dining zones, plus upper and lower level terraces for all the outdoor engagement you need.

Plantation shutters, full-length panes, matte-finished floor tiles and soft downlights only enhance the home's flow; on show, the galley kitchen becomes a pivotal stone-topped social point impressing with custom storage and stainless Smeg appliances.

As if to float above, the upper bedroom wing beams beneath soaring sky lights, a sunlit atrium, and front and rear balconies - the King-sized master drawn to the private balcony shade of the street's majestic gum tree.

Plush carpets line all three robed bedrooms, the adjoining hallway is lined in linen storage, ducted reverse cycle air conditioning breezes throughout, and 2.5 sparkling bathrooms are further measures of its unquestionable comfort; the flexibility of the 3rd bedroom turn TV retreat/study, speaks for itself.

Peace of mind security comes from an internal stairwell off entry to dual under-croft parking, where a swift Melbourne Street exit reveals that first-class radius of prestige

Bound by every notable North Adelaide aspect: sweeping park lands, historic pubs, hospitals, St. Ann's College, St. Peter's Cathedral and Adelaide Oval in AFL Season proximity, you'll live life to the fullest, and only your favourite people need know you're here.

Discover the discreet chic of Old Street:

- Secure no-through road position
- Private entertainer's courtyard + front & rear balconies
- Formal & informal open plan living
- Upstairs wing of 3 robed bedrooms + a central atrium
- Inbuilt dining buffet & substantial storage
- Ducted R/C A/C
- High quality fixtures & finishes throughout
- Luxe King-sized master with sparkling ensuite & private terrace
- Under croft garage for 2 exiting via Melbourne Street
- Ground level powder room & separate laundry
- Moments to the free city connector bus
- Zoning for North Adelaide P.S. & Adelaide & Adelaide Botanic H.S.

And more

Specifications:

CT / 6058/915

Council / Adelaide

Zoning / BN

Built / 2010

Council Rates / \$2,567.40pa

Community Rates / \$3,422pa

Community Manager / Horner Management

Emergency Services Levy / \$254.10pa

SA Water / \$281.43pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / North Adelaide P.S, Walkerville P.S, Gilles Street P.S, Adelaide Botanic H.S, Adelaide H.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409