

**52 Kingston Terrace, North Adelaide, SA, 5006**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

52 Kingston Terrace, North Adelaide, SA, 5006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lauren Davis

## Nostalgia & lifestyle in one: rare row cottage charm with a north-facing Parkland stance

PENDING AUCTION - DATE TO BE ADVISED (USP)

Contact Agent to inspect by appointment

It's North Adelaide all over. A c1890 one-bedroom cottage that will cocoon you in French country charm, then clear the head with a front door lead into nature; and from its north-facing lounge window, you'd never know you were just 3.5kms from the city's heart.

Set at Kingston's quiet, no-through end, a bird call from the Wilderness Playing Fields, horse paddocks and Walkerville Terrace, the indelible stone-fronted home makes a perfect boutique city base, couple's pad or near-extinct city fringe investment.

Calm, sophistication, and polished timber floors glide through the light, airy and efficient floorplan that confirms a central courtyard garden, private rear patio, and mezzanine boudoir are the answers to your on-the-go lifestyle.

Beyond the breakfast nook with tall storage, timeless monochrome infuses a galley kitchen you'll barely ever need and a large, refurbished bathroom that factors laundry day into its spacious design; to the home's tail end, an open plan study, office or 2nd living zone rises to a double bedroom offering tall, fitted storage and lofty privacy.

From koalas, horse-riders and joggers right outside your front door to pub fare at the Kentish in an about-turn, bistro dining along Melbourne Street, or a gum-studded stroll to Glover Playground with the grandkids - nowhere else in the world brings you nostalgia and lifestyle in one quite like this

Whether you hit town by bike, on foot, or via the free city connector bus, keep the buzz close or conveniently on standby from a rare and tranquil Park Land stance.

When peaceful simplicity is key:

- Historic c1890 bluestone row cottage
- Tranquil North-facing Parkland frontage
- Open fireplace to front living room
- Rear 2nd living room/home office
- Mezzanine master bedroom with built-in robes
- Sunlit central courtyard
- Galley kitchen & adjacent breakfast nook
- Sturdy polished timber floors
- Spacious heritage-themed bathroom/laundry
- Zoning for North Adelaide P.S. & Adelaide & Adelaide Botanic H.S.

And more

Specifications:

CT / 5052/51

Council / Adelaide

Zoning / CL

Built / 1890

Council Rates / \$1,836.60pa

Strata Rates / \$680pq

Strata/Community Manager / Whittles

Emergency Services Levy / \$135.40pa

SA Water / \$170.35pq

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

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

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