

**8 Union St, Beulah Park, SA, 5067**

**TURNER.**

**House For Sale**

Saturday, 12 October 2024

8 Union St, Beulah Park, SA, 5067

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

## Quintessential Character Cottage

Nestled along a beautiful tree-lined street, this elevated bluestone cottage is the quintessential Beulah Park home. Standing proud amongst other period properties, this charming abode will delight the lucky buyer.

Step inside and you're warmly welcomed into the spacious living room, setting the tone for the rest of the home. You'll admire the period features like tall ceilings, ornate fireplace, original timber floors and leadlight windows. Journey along the hallway to find two generous bedrooms each with their own classic features. At end of the hall, you'll find a full-size family bathroom, laundry and separate w.c.

At the rear of the home is the expansive modern kitchen featuring stainless steel appliances. Recently updated, the kitchen boasts ample room to entertain guests or enjoy meals with family. Step outside the rear double doors and into your private courtyard. The rear lane access allows for future changes should you want to park a vehicle off-street or transform the space to create a private oasis.

Adding to the home's outstanding appeal is its unbeatable location. Only steps from The Parade and sitting on the Norwood boundary; the location offers quiet seclusion, while being a short walk from the heart of Norwood's shopping, dining, and entertainment district. Furthermore, the home is located within the highly desirable Marryatville Primary and Marryatville High school zone.

Features you'll love:

- Classic bluestone single fronted cottage
- Two spacious bedrooms
- Updated dine in kitchen with stainless steel appliances
- Reverse cycle split air conditioning
- Filled with original period features including gas converted fireplace
- Private rear courtyard with rear lane access
- Unbeatable location within the Marryatville school zones

CT / 5317 / 750

Equivalent Building Area / 88 sqm (approx.)

Land Size / 186 sqm (approx.)

Council / City of Burnside

Council Rates / \$1,563.00 p.a.

Water & Sewer / \$213.89 p.q.

ESL / \$176.15 p.a

Rental appraisal / \$580.00 - \$620.00 per week

Torrens Title

Year Built / 1890

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639