

**42 Provost Street, North Adelaide, SA, 5006**

**HARRIS**

**Townhouse For Sale**

Friday, 30 August 2024

42 Provost Street, North Adelaide, SA, 5006

**Bedrooms: 2**

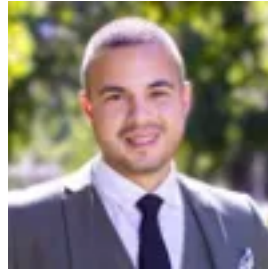
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Benjamin Tan



Peter Nikas

## Charming 2-Bedroom Townhouse in the Heart of North Adelaide

Discover the perfect blend of comfort, convenience, and vibrant city life with this inviting 2-bedroom townhouse nestled in coveted North Adelaide. Ideally positioned to offer you the best of both worlds, this residence is just a short stroll away from the bustling entertainment strip of Melbourne Street, renowned for its eclectic mix of cafes, boutiques, and eateries.

Embrace the tranquillity of North Adelaide's expansive parklands, perfect for leisurely walks, picnics, or simply unwinding amidst nature. These lush green spaces are a stone's throw from your new home, providing a serene escape from the city's hustle and bustle.

The ground floor includes the kitchen, laundry, powder room and a well sized living area that looks out to the outdoor courtyard, featuring a café style awning to make entertaining a breeze!

On the second floor you will be greeted with 2 large bedrooms, the master including a walk in robe and a private balcony, and an updated bathroom featuring a stand alone shower, bath tub and floor to ceiling tiles.

### Features you will love

- Convenient Location
- Brick construction
- New Kitchen stone bench top
- LED downlights throughout
- Cafe style rear awning
- Lock up off street parking
- Close proximity to public transport and recreational parklands

### Specifications:

CT / 5115/213

Council / Adelaide

Zoning / CL

Built / 1984

Land / 107m<sup>2</sup> (approx.)

Frontage / 5.87m

Council Rates / \$1,700.55pa

Emergency Services Levy / \$149.75pa

SA Water / \$192.12pq

Estimated rental assessment / \$525 - \$575 per week / Written rental assessment can be provided upon request

Nearby Schools / North Adelaide P.S, Walkerville P.S, Adelaide Botanic H.S, Adelaide H.S, Torrensville P.S, Flinders Park P.S, Cowandilla P.S, Lockleys P.S, Underdale H.S

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