

# 14A Prospect Terrace, Prospect, SA, 5082

**HARRIS**

## House For Sale

Wednesday, 13 November 2024

14A Prospect Terrace, Prospect, SA, 5082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Alvino



Matt Lange

## **Sophisticated and Low-Maintenance Living with Unbeatable Convenience on Prospect Terrace!**

Best offers by Tuesday 26th November at 10am

Behind the character laden façade, this 2010 built, three-bedroom home has expertly merged new world functionality with old world sophistication, creating the perfect modern home, fused wonderfully to suit a plethora of different enthused home owners, fitting of today's fast paced world.

From the moment you enter interiors radiate a welcoming elegance high ceilings, neutral tones, decorative cornices and chic bay windows kick-off classic features that bridge the gap between eras.

Unique in design, with the ultimate in flexible floorplans, make way for potentially 3 bedrooms, alongside 2 living spaces, but with minor adjustments these can be effortlessly arranged to create the ultimate in family living.

Open plan living to the rear, incorporating full-sized kitchen with large island breakfast bench, spacious living and dining zones, with an abundance of natural light and space, centrally positioned, forming the true heart of the home. Huge formal lounge to the front with adjoining home office/ study, make working from home that little bit easier.

Dual stacker doors retract effortlessly to bring the outside in, with the perfect low maintenance alfresco space beyond. North facing aspect that's summer ready, with built in BBQ connection, here's the ideal spot to enjoy dining under the stars while looking out to the lush and uber private rear garden.

Additional features include 20-panel solar, ducted reverse-cycle air-conditioning throughout, sparkling modern family bathroom and ensuite, additional workshop/storage areas via garage access, plus off street parking for multiple vehicles and caravan/trailer/ boat parking via Ballville Street access gates.

With cafes, dining, retail and parks all within walking distance, not to mention easy access to great schools you're not just buying a home, but a fabulous lifestyle. If you are ready to live your best Prospect life this one is calling your name!

Features you'll love:

Sweeping open-plan elegance, and seamless indoor-outdoor lifestyle via dual stacker doors

Gourmet chef's zone featuring stone bench tops, copious soft-closing cabinetry, high-end Miele & Smeg appliances, large island bench and breakfast bar

Large, spacious master bedroom, bay window, his and hers luxe ensuite and roomy walk-in robe

Large formal lounge featuring bay window and adjoining home office/ study zone with built-in cabinetry

2 further formal living spaces both upstairs and downstairs, easily converted to further bedroom options if the need arises

-Gourmet, full size kitchen with stone tops, abundance of storage and large island bench. Miele dishwasher, Smeg induction cooktop

Upstairs lounge provides a convertible option, with accompanying 2nd bedroom, walk-in robes and family bathroom

Family laundry equipped with great storage and 3rd toilet

20-panel solar system

- Ducted reverse-cycle air-conditioning throughout

- 2.7m ceiling throughout

- NBN cabling to the house and Home Hub, with built-in speaker system to indoor/outdoor living spaces

Auto-irrigation to front and rear gardens

- Tiled rear alfresco, featuring matured plants and bamboo screening

Single garage with drive-through access, additional workshop/ storage zone and attic access

Location highlights:

Elite schooling options, from Prescott High, Blackfriars Priory, to the exclusive Adelaide Botanic & Adelaide High

A leisurely stroll to Prospect Road's litany of cafés, restaurants, bars and boutiques quenching impromptu dinners and

weekend brunches

Incredible city-fringe positioning 3kms to North Adelaide & 4kms to North Terrace letting you walk, ride or zip into the CBD

Specifications:

CT / 5973/142

Council / Prospect

Zoning / EN

Built / 2010

Land / 354m2 (approx)

Frontage / 20.12m

Council Rates / \$2447.26pa

Emergency Services Levy / \$86.30pa

SA Water / \$241.88pq

Estimated rental assessment / \$670 - \$725 per week / Written rental assessment can be provided upon request

Nearby Schools / Prospect P.S, Nailsworth P.S, Prospect North P.S, Adelaide Botanic H.S, Adelaide H.S

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