

**19 Chatham St, Adelaide, SA, 5000**

**HARRIS**

**House For Sale**

Wednesday, 13 November 2024

19 Chatham St, Adelaide, SA, 5000

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Matt Lange



Paul Alvino

## Easy to tenant, even better to live – Now is the time to secure your CBD address in this Torrens titled home

If you've always imagined living on one of those adorable streets on the city fringe and moving about effortlessly on foot, this chic three-bedder just off Wright Street is ready to tick a ton of those easy lifestyle boxes in the enviably easy going south-western corner of the city.

Set on a quiet one-way street facing a charming row of character cottages, enjoy a very private frontage that creates the first of not one, not two, but three private courtyard spaces for enjoying warm summer nights.

Under an all-weather pergola, the first east-facing courtyard requires no maintenance, with your imagination the only limit.

Entering via the lounge, take in new light floors, with a seamless connectivity to the dining and bathed in natural light by the eye-catching bright internal courtyard.

Open air and wrapped in glass, you'll love the outdoor centrepiece, with louvre windows to allow a light spring breeze, and plenty of space to wine and dine.

Running its length, a well-sized, updated kitchen offers fresh white cupboards providing plenty of storage, a stainless steel oven and cooktop, and sleek new bench tops creating a ton of working space.

All carpeted, the first of three bedrooms looks directly onto the courtyard, an ideal sunny home office or kids' room, while down the hall, find two generous bedrooms with huge window banks and direct access to the expansive rear courtyard.

Flanked by low maintenance garden beds and delivering warehouse vibes courtesy of the neighbouring red brick, take in a paved patio and large pergola ideal for stringing some festoon lighting and holding an impromptu soiree.

There's so much to look forward to about life in the city's west. This little gem will be easily tenanted, so seize the day and secure this atmospheric property while you can; move in when you're ready.

Moments to popular dining options including My Kingdom for a Horse, Erb 'N' Flo, Café Troppo, Prince Albert Hotel and Vietnamese Laundry, your neighbourhood is a smorgasbord of delicious cuisines, while Gouger Street is just 400m away...

Enjoy weekends stocking up on fresh produce at the Adelaide Central Market, picnic and make use of the sporting facilities and playgrounds of the surrounding parklands and settle into an easy breezy rhythm from your new home base on Chatham.

Don't miss these features:

- Split system A/C to lounge/dining
- Secure garage parking
- Three sunny low maintenance courtyards
- Well maintained bathroom with bath and separate toilet providing easy future value add
- Zoned to Adelaide High and Adelaide Botanic High schools, walking distance to Pulteney Grammar, moments to Sturt Street Community School and within the catchment area for Sturt Street Children's Centre
- Easy access to trams, buses and CBD scooters, carrying you with ease to the inner city, Rundle Mall, Adelaide Oval, North Adelaide and more

Specifications:

CT / 5490/150

Council / Adelaide

Zoning / CLMHI

Built / 1980

Land / 171m2 (approx)

Council Rates / \$1,836.60pa

Emergency Services Levy / \$147.00pa

SA Water / \$182.79pq

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

Nearby Schools / Sturt Street Community School, Gilles Street P.S, Goodwood P.S, Richmond P.S, Cowandilla P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls 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