

# 21 Union Street, Stepney, SA, 5069

## House For Sale

Wednesday, 18 December 2024

21 Union Street, Stepney, SA, 5069

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Alexander Parzis



Hayley Parzis

## **Bluestone beauty tucked away on the cusp of Adelaide City.**

Rarely offered and always sought after are inner-city gems such as this superbly kept bluestone cottage. Enjoy blue chip living at its finest here in the tightly held suburb of Stepney.

Sizeable and affordable, this light-filled cottage will have you at hello. Upon entrance you are greeted with a delightful character feel complimented by tasteful, modern-day updates throughout.

Enjoy two, spacious in size bedrooms both bathed in natural light creating an inviting space to unwind within after a busy day. We love the open-plan dining area complete with an updated kitchen paired with top-tier appliances including a dishwasher and gas cooktop along with plentiful storage and bench space for the avid entertainer. Wine enthusiast will appreciate the expansive under floor wine cellar to house your prized wine collection within. The rest of the home enjoys all year round temperature control by the reverse cycle, split system.

The sunny alfresco is where you will spend lazy weekends, that first sip of coffee in the morning and is the perfect spot to entertain within your own private courtyard. The flourishing mature lemon tree has to be one of our favourites and provides ample shade across those sunny Summer days ahead.

Union Street sits tucked away on the cusp of the city fringe allowing you seamless access to all of the neighbouring suburbs best kept coffee spots, wine bars and private reserves that conveniently lie within walking distance of your newly found, front door.

Find yourself approximately 3.8kms away from the central CBD, an easy 5 minute, walk away from The Parade in Norwood and a beautiful stone's throw away to the Botanic Gardens. Spoilt for choice with local shopping with the likes of Aldi and Coles within walking distance however our favourites would have to be the neighbouring Linde Reserve for a morning stroll and Fergs Wine Bar for an end of week vino catch up with friends.

Families will appreciate zoning to East Adelaide Primary and the highly popular Adelaide Botanic High School whilst investors will appreciate the current tenants who are happily in place till April, 2025 with excellent rental return. This beautiful cottage boasts a previous AIR B N B history that was undoubtedly popular due to its pristine condition and enviable city fringe location and could easily be considered to add into your growing property portfolio with excellent future growth in hand.

We look forward to presenting this wonderful opportunity to you.