

34 Ann Street, Stepney, SA, 5069

HARRIS

House For Sale

Wednesday, 13 November 2024

34 Ann Street, Stepney, SA, 5069

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Paul Alvino

Unlock Stepney's cosmopolitan treasures with a C1900 cottage to savour

Charming and sophisticated in every way; authentic in its bones but tweaked superbly for today's modern lifestyle, yet keeping with all the delightful appeal of yesteryear. Wearing its C1900 character like a badge of honour, this extended beauty bypasses the buzz on its doorstep to give its lucky custodians the best of both worlds.

Peacefully set on a leafy street, with wonderful kerbside appeal and just footsteps from the vibrant Avenues Shopping centre, with Norwood Parade close, but not too close, this Symmetrical bluestone cottage presents a fantastic city fringe lifestyle, just right for the no-ties executive, downsizers or young family.

As it so often is with homes of its era and ilk, the charming fretwork, front pickets, high ceilings, decorative cornices and ceiling roses, yet this home exceeds the brief with a unified neutral palette, spacious designer kitchen with granite tops, ducted reverse cycle air conditioning, and a chic, ready-to-entertain finale.

As part of the social space, the galley style, custom kitchen is light and functional, displaying Teka appliances and concealing an undermounted double sink, Smeg 5-burner, plenty of storage and drawers for the enthusiastic chef, with gorgeous bi-fold servery doors, taking the inside out.

Flowing effortlessly from this super-functional kitchen, find a versatile sunroom which inhales natural light through its over-sized windows and flows like a spring breeze to the private and secure decked rear entertaining space, complemented with bar service and picturesque fairy lights.

Beyond the deck, often sought but rarely found in these ultra compact inner city locale's, an expansive rear yard completes this picture perfect property, with double lock up carport, slimline shedding, water feature and auto-irrigated established gardens including matured Espalier lemon trees.

Not that you'll ever want to leave, but if the mood strikes, find The Norwood Parade within a mere 15 minute stroll; whether it's a caffeinated brew at Buongiorno, brunch at Pave, pizza at 400 Gradi, an Arkhe degustation, a Sunday SANFL game or whatever your little heart desires. You're going to love living here.

Stepney charm, urban convenience:

- Extended & renovated single-fronted bluestone cottage (c1900)
- Character-filled from top to toe, double brick construction atop bluestone footings, 3.3m ceilings, decorative cornices and ceiling roses, high skirts, extended and enhanced to meet today's fast pace lifestyle
- Off-street parking for two cars, via convenient rear lane access
- Expansive rear yard and decked entertaining area, featuring built-in bar and servery, established and matured gardens including Espalier lemon trees, auto-irrigation, outdoor shower, slim-line shed, water feature and fairy lights
- Galley style custom kitchen with granite benchtops, undermount double sink, 2-pac cabinetry, Smeg 5-burner gas cooktop, Teka wall oven & dishwasher
- Updated bathroom, subway tiled, featuring extra-large shower and iconic claw-foot tub
- Central lounge with built-in TV/AV cabinetry
- Separate renovated laundry room with plenty of storage and second toilet
- Ducted R/C air-conditioning
- Bill-busting 6.3kW solar system
- Full-size cellar under bedroom 1
- Location indeed, 1km to The Parade Norwood and 2.5kms to the Adelaide CBD, not to mention a host of great schooling options, local shops at either ends of Ann Street and both Richards Park Norwood and Linde Reserve Stepney a short stroll away.
- Ern Malley Bar and Nourished Kitchen Cafe at end of the street. Prove Patisserie just around the corner on Magill Road, along with beautiful boutique shops like Flourish and Two Pairs.

- Easy access to public transport if needed, and a mere 500m to the Avenues Shopping Centre, Coles and a host of specialty stores

Specifications:

CT / 5000/909

Council / Norwood Payneham & St Peters

Zoning / EN

Built / 1900

Council Rates / \$1321.37pa

Emergency Services Levy / \$138.30pa

SA Water / \$173.46pq

Estimated rental assessment / \$660 - \$680 per week / Written rental assessment can be provided upon request

Nearby Schools / East Adelaide School, Adelaide Botanic H.S, Adelaide H.S

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