

**65 Salop Street, Beulah Park, SA, 5067**

**HARRIS**

**House For Sale**

Wednesday, 20 November 2024

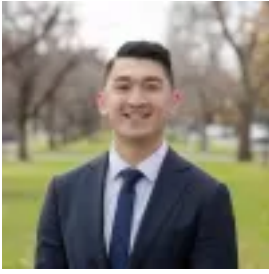
65 Salop Street, Beulah Park, SA, 5067

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Clinton Nguyen

## Character Perfection in Beulah Park a Short Stroll from the Parade's Best!

Incredibly positioned just a tiptoe from The Parade putting elite schools and an endless list of trendy cafés, bars and restaurants at your disposal, 65 Salop Street is a stunning c.1900 Villa, impeccably updated with a host of impressive additions primed for the modern household, delivering coveted cosmopolitan living wrapped up timeless character charm.

Spilling with sought-after feature from soaring ceilings and hardwood floors, to light-filled and lofty bedrooms, including the master enjoying a private ensuite, and a relaxing formal lounge at entry this original frontage offers versatility as much as cosy comfort.

Not lacking an ability to entertain year-round either, you'll find the extended open-plan dining and designer kitchen flush with stone bench tops and island ready to handle the morning rush right through to Friday night cocktails to kickstart your weekends, which will happily include ambient alfresco living as French doors kick open to this picture-perfect and private backyard headlined by the inspiring outdoor studio. With a wide light-catching verandah, café blinds, and large stone pavers transitioning to lush sunny lawns framed in verdant greenery morning coffee routines, weekend Weber lunches and balmy sunset evenings with a chilled vino are all part-time pleasures on the menu here.

Family-friendly ready or empty-nester bliss that lets you host and savour the occasional interstate guest or grandkid sleepover, combined with unrivalled access to Adelaide's most vibrant shopping and cuisine strip inviting an endless social calendar dinners and café catch-ups you can simply walk to understated lifestyle perfection in Beulah Park awaits!

Features you'll love:

- A showcase Character Villa with classic sandstone and picket fence frontage
- Light-filled lounge with wide windows and ceiling fan
- 3 additional lofty bedrooms, all with ceilings, BIRs and master with sparkling ensuite
- Sizeable 4th bedroom, as well as rear storage/utility room with BIC
- Modern contemporary kitchen and dining zone, double-cut stone bench tops and waterfall island, abundant cabinetry, 900mm statement and gas cook top, dishwasher
- Gleaming main bathroom, practical laundry, ducted AC throughout for year-round comfort
- Beautiful outdoor entertaining patio with all-weather verandah, dual ceiling fans and café blinds
- Lovely outdoor studio, inspiring home office with AC or coveted teenage retreat
- Leafy established gardens and sunny kid and pet-friendly lawn

Location highlights:

- Moments from local bars and cafés, or a leisure stroll to the thriving shopping and social strip of the Parade Norwood giving you endless options to meet, greet, wine and dine
- A short walk to Marryatville Primary and High, or pick from elite private options, including Pembroke, Mary MacKillop College, Loreto and St Joseph's Memorial
- A stone's throw to leafy parks and playgrounds, as well as the iconic Kensington Oval
- Drive, ride, bus or even walk to Adelaide CBD less than 10-minutes (3.5km) from your door

Specifications:

CT / 5584/822

Council / Burnside

Zoning / BN

Built / 1900

Land / 458m2 (approx)

Frontage / 13.72m

Council Rates / \$1,449pa

Emergency Services Levy / \$205.65pa

SA Water / \$231.54pq

Estimated rental assessment /\$790 to \$820 per week/ Written rental assessment can be provided upon request

Nearby Schools / Marryatville P.S, Marryatville H.S

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