

9 Whitmore Square, Adelaide, SA, 5000

HARRIS

House For Sale

Wednesday, 13 November 2024

9 Whitmore Square, Adelaide, SA, 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Lauren Davis

Contrast the city's glitz with a glam cottage flip

Best offers by 12pm Tuesday 3rd December (unless sold prior)

It won't take much for this pre-loved vintage to become an urban haven; a single-fronted cottage with colour, charm and transformative potential overlooking Whitmore's leafy and iconic Square, a wander to Mismatch Brewing Co.

?

For the investor, renovator or creative visionary, it's yours and for city west convenience, it's front of mind, and right in front of you.

With infinite potential up its sleeve, the c1880s two-bedroom cottage does have its highlights: private front and rear patios, rear garage access via Wright Street adding discreet internal entry, plus an imaginative open plan bathroom featuring the clean lines of a frameless shower screen.

The eyelash front verandah, beneath a cloak of clinging vines, says take time out with a chair and a book; close the gate, you'll be none the wiser to the world beyond.

And beneath a quartet of Velux skylights, wall sconces, and vaulted pressed tin ceilings, open plan living erupts in space and sunlight drawn to a small internal courtyard and the rear deck's glorious fig tree canopy through upgraded bi-fold glass doors.

Herein lies your bespoke city canvas.

That's the beauty of the West End; before or after its flip, for short city stays or as a lettable investment, this gem of a spot makes a brilliant and convenient home base.

Bound by green space and communal planter boxes, in contrast to the urban high-rises that peek through the trees, Whitmore Square puts you in walking reach of wine bars, the Central Markets, Gouger Street cuisine, and Adelaide Universities. Pack your life and hop on the bus-or grab your bike-and embrace city living with an eclectic edge.

Bring the spruce and this cottage can shine, just like the city

Contrast the city glitz with a glam West End flip:

- Torrens titled single fronted 2-bedroom cottage (c1880)
- Brush-fenced, gated arrival
- Tranquil & low care front & rear patios
- Valuable rear lane access to a secure carport with auto roller door
- Open plan living with 4 Velux skylights & vaulted pressed tin ceilings
- Updated central bathroom/laundry
- Split system & ceiling fan comfort
- Off-street public parking available
- A corner-turn to Sturt Street Community School
- An exciting flip project, long-term investment or seasonal let
- Historic charm on the Square

Specifications:

CT / 6132/943, 6132/944

Council / Adelaide

Zoning / CC

Built / 1880

Land / 142m2 (approx)

Frontage / 5.18m

Council Rates / \$1224.30pa

Emergency Services Levy / \$430pa

SA Water / \$177.05pq

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, 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