

25 Baliol St, College Park, SA 5069

Sold - 13/02/2023

House 3 2 2



Charming cottage in tightly held blue chip location

Auction Location: On-Site

Open for Inspection

By Appointment.

Quietly positioned in a tree-lined street on a corner allotment is this quaint semi-detached character cottage with valuable side access.

With the buzz of Rundle Street close by and the Botanic Gardens and University precinct a short stroll away its enviable location makes this property a lifestyle choice.

Whilst retaining all the charm and character of yesteryear with tall ceilings, cove cornices and ceiling roses, it offers the convenience of today's modern amenities.

Located off the wide welcoming entrance is the master bedroom with built-in robes and ensuite. There are 2 additional bedrooms, bedroom 2 has built-in robes and both share the family bathroom.

Jarrah timber floors flow through the home into the light filled open plan living area with feature French doors. The modern white galley kitchen with Miele dishwasher has an abundance of storage and bench space and is centrally located.

To the rear of the home is the family room with sliding doors leading out to the private rear garden with undercover parking.

St Peters College is at your door step and Norwood Parade is a short commute. Ideal for the professional, young family or astute investor.

**** 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 advice.**
Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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