



123 Strangways Terrace North Adelaide, SA

3 2 2

## Superbly presented Torrens Title townhouse in this most desirable precinct.

Built in the late 90s, this residence features easy, free flowing, formal and informal living areas with remarkable ceiling heights, tall French doors and northerly orientation opening to the most stunning, totally private, walled courtyard garden.

With 3 bedrooms on the first floor including large master suite with dressing room and ensuite. Absolutely ideal accommodation for small families or empty nesters seeking secure, low maintenance living and a super convenient lifestyle. In essence a perfect balance of comfort and practicality with a contemporary aesthetic.

Just steps from the Golf Course and a pleasant walk to the Oval, the Linear Park, the RAH and the Bio Medical Precinct or simply take the free bus to the CBD.

Council rates: \$3,041.70 pa  
Water rates: \$344.28 pq  
ES Levy: \$238.10 pa

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.

Price: SOLD - FOX



**Candy Bennett**  
candy@foxrealestate.com.au  
0418 816 639



**Edwina Lehmann**  
edwina@foxrealestate.com.au  
0414 607 218



Area (Estimate only)	
Lower Living	89.9 m <sup>2</sup>
Upper Living	80.5 m <sup>2</sup>
Double Garage	37.9 m <sup>2</sup>
Porch	2.7 m <sup>2</sup>
<b>Total</b>	<b>211.0 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate