



## 6 MacKinnon Parade North Adelaide, SA

2 1 2

### Superb absolute parkland frontage in this prime residential pocket.

Iconic single level Cottage with exciting renovation.

Stylish in the extreme, the Cottage has been transformed by the current owner in collaboration with Melbourne designer as evidenced by refreshing use of colour, contemporary marble fire surrounds and beautifully crafted joinery in the sitting room.

The outlook to the northerly garden is super desirable and the landscaping is innovative and easily maintained. A large metal pergola provides a perfect frame for outdoor entertaining.

With valuable access from the rear lane and easy entry to a secure garage plus an additional car space. Melbourne Street on your back door step and the Linear Park, a nature playground and tennis courts on your front door step!

Council rates: \$2,294.10 pa  
Water rates: \$344.50 pq

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



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



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



Area (Estimate only)	
Living	127.8 m <sup>2</sup>
Garage	23.4 m <sup>2</sup>
Verandah	8.6 m <sup>2</sup>
Porch	1.5 m <sup>2</sup>
Total	161.3 m <sup>2</sup>

For illustrative purposes only. All measurements are approximate