



78 Old Street North Adelaide, SA



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## Executive 2 storey residence with views over Melbourne Street to the city and the

A fantastic opportunity in such a cosmopolitan location!

Upstairs incorporates open plan living with jarrah floors, stainless steel and a white entertainer's kitchen. Living area opens out onto a large terrace with an awning to soak up those terrific views, plus master bedroom wing with two way ensuite and WIR.

Downstairs comprises 2 further bedrooms with BIR's, main bathroom, separate family/kids living area, laundry and rear sandstone alfresco courtyard and garden.

Other features include reverse cycle air conditioning, double secure garage, dishwasher, sisal carpets, wooden floors etc.

A fabulous inner North Adelaide property, close to all the action.

Council rates: \$2,456.75 pa

Water rates: \$368.18 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



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Area (estimate only)	
Lower Living	67.8 m <sup>2</sup>
Upper Living	86.5 m <sup>2</sup>
Double Garage	39.4 m <sup>2</sup>
Terrace	28.6 m <sup>2</sup>
Porch	5.2 m <sup>2</sup>
<b>Total</b>	<b>227.5 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate