

36 Tynte Street North Adelaide, SA



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## Opportunity knocks in the heart of North Adelaide.

Perfectly positioned on the northern side of Tynte Street just steps from the parklands and a short walk to O'Connell Street.

This charming residence enjoys a commanding corner position while displaying space, dimension and a range of elegant original features including entrance hall with lead light windows, sitting room with bay window and informal living all with traditional wooden floorboards.

The 2 storey extension at rear provides an additional 2 bedrooms and bathroom while a covered terrace and north facing courtyard access the garage.

Council rates: \$2,924.75 pa

Water rates: \$392.08 pq

ES Levy: \$271.50 pa

Year Built: 1910

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.

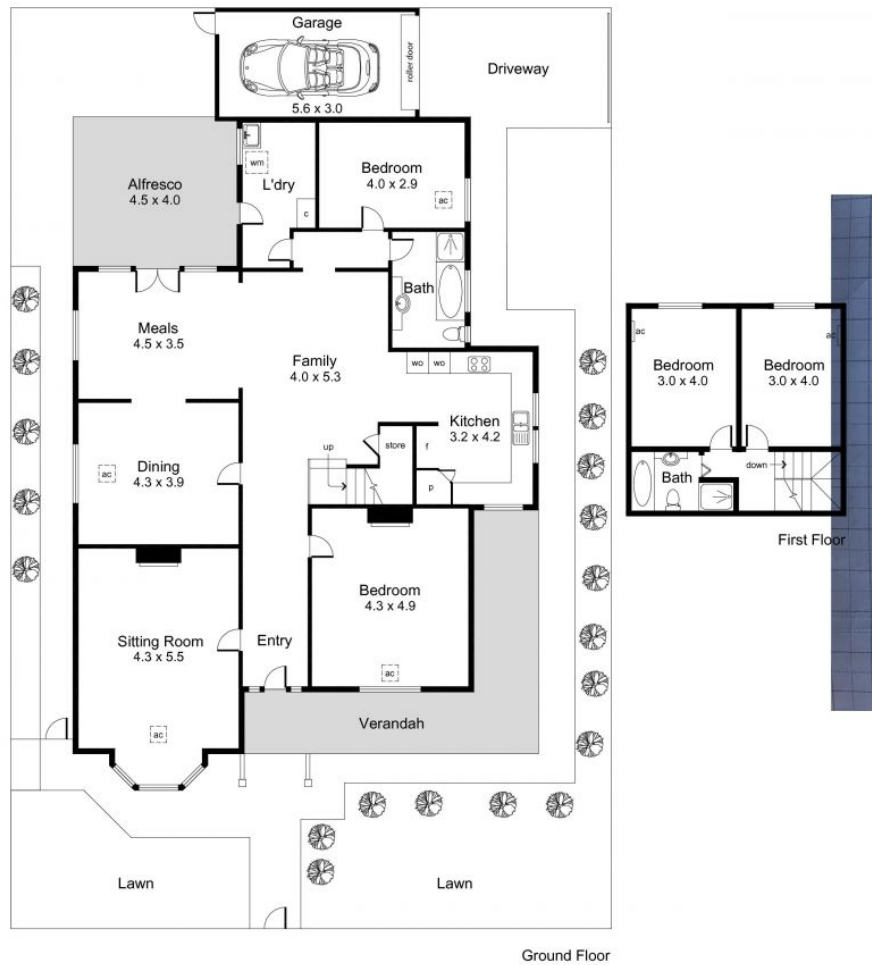
Price: SOLD - FOX



**Candy Bennett**

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Area (Estimate only)	
Ground Floor Living	163.7 m <sup>2</sup>
First Floor Living	32.8 m <sup>2</sup>
Verandah	22.5 m <sup>2</sup>
Alfresco	18.4 m <sup>2</sup>
Garage	16.8 m <sup>2</sup>
<b>Total</b>	<b>254.2 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate