

41 Stanley Street North Adelaide, SA

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## Single fronted Sandstone cottage circa 1890 in a rare location with stunning lig

Boasting a flexible floor plan with high ceilings throughout, this superb cottage is perfectly positioned in one of North Adelaide's most exclusive tree-lined streets.

Comprising three generous bedrooms, with r/c air con, plush carpet and BIRs. The light-filled extension at the rear of the property has polished concrete flooring and features a contemporary open plan kitchen/living with wide luxurious Caesarstone counter and breakfast bar, Miele appliances and soft-close cupboards with oodles of storage. Large glass bi-fold doors open to a central alfresco courtyard where a retractable awning makes it the perfect space for year-round entertaining.

Concealed at the rear of the property is a modern bathroom with large walk-in shower and bath and separate laundry with room for the washer and dryer.

### Special features:

- Cellar
- RC/AC
- Polished concrete flooring
- Caesarstone counter and breakfast bar
- Soft-close cupboards
- Miele dishwasher and oven/gas cook top
- Alarm system
- Automatic retractable awning over courtyard

Council Rates: \$2,807.75 per annum

SA Water: \$265.85 per quarter

Emergency Services Levy: \$223.55 per annum

Year Built: 1890 UNDER CONTRACT - FOX

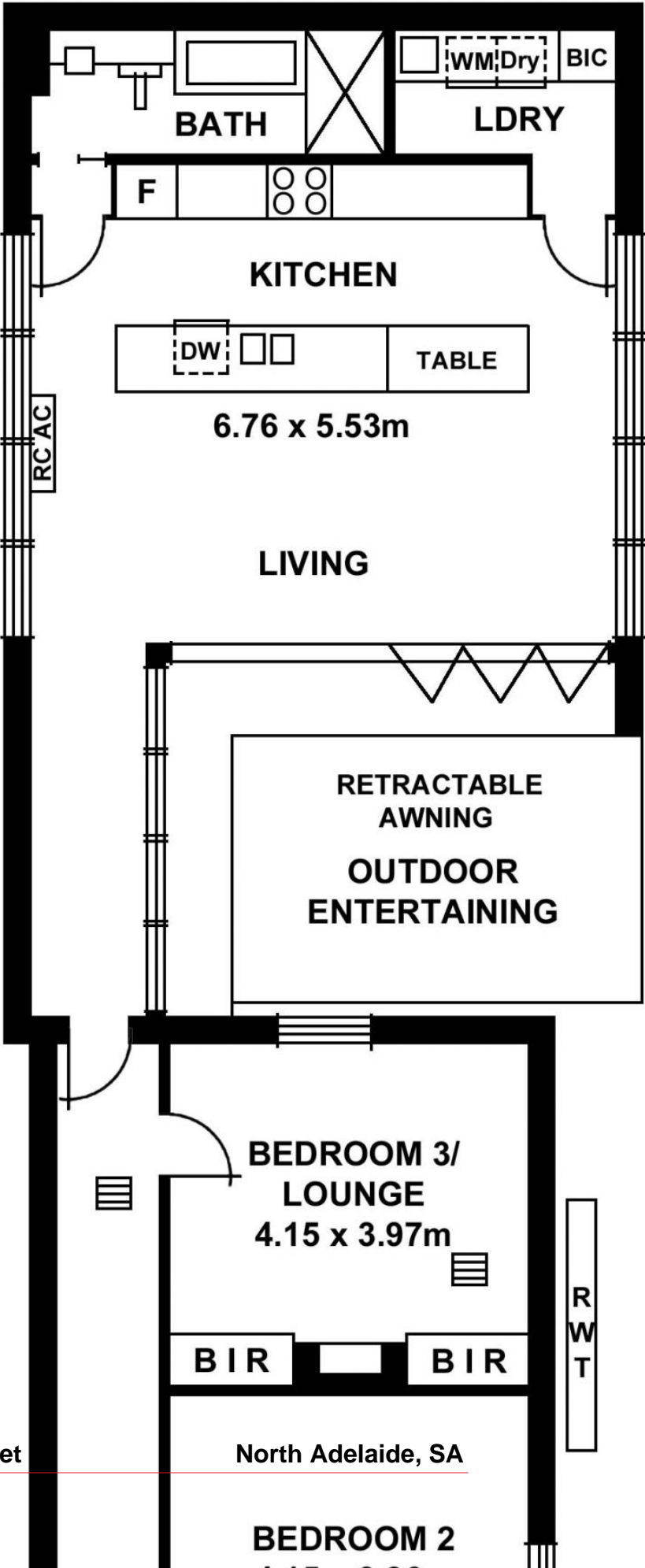


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Living area 148sqm approx



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