



## 131 Stephen Terrace Walkerville SA

Sophisticated modern day terrace close to Linear Park and the Walkerville & St Peters shopping hubs. High quality living with the emphasis on entertaining. Every creature comfort with many sustainable and noise nullifying features.

Including:

- Tasmanian sandstone
- Double glazing on windows
- Self managed community title
- \$377.81 for insurance over the community property only
- 7.9/10 star Nationwide House Energy Rating System (natHERS) for sustainability
- Video intercom & security system
- Gated rear lane access to double garaging
- Daikin ducted R/C A/C throughout

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Land Size : 222 sqm

View

: https://www.foxrealestate.com.au/property/1 31-stephen-terrace-walkerville-sa/6738055



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Area (Estimate only)	
Lower Living	111.71 m <sub>2</sub>
Upper Living	86.93 m <sub>2</sub>
Garage	39.50 m <sub>2</sub>
Entertainment	18.55 m <sub>2</sub>
Balcony	2.91 m <sub>2</sub>
Total	259.60 m <sub>2</sub>



All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Ceiling heights are not included in total living.