

North Adelaide
49 Francis Street



Exclusive parkland location!

This stunning, very secure 3 bedroom town home is superbly located in a quiet street just off the North Adelaide Parklands. As you enter via the front courtyard garden you feel like you're in Tuscany. The home itself is extremely well appointed with a large North Facing sitting room which leads to the formal dining area and additional study.

The functional bright kitchen has a walk-in pantry, double oven and an abundance of cupboards. This leads outside to the private rear courtyard garden. The well equipped laundry leads to the second w.c. and also has extensive storage space.

Upstairs features three double bedrooms, two with built-in robes, with the third set up as a home office - all feature stunning shutters. The family bathroom is large and modern with a separate powder room.

Other features include double auto door garage, ducted reverse-cycle air-conditioning, automatic retractable awning to front garden, spit-system a/c downstairs plus gas heating, security system and fully reticulated watering system to the front and rear garden.

This light filled residence is superbly located a short stroll to the parklands, shops, restaurants and so much more! This is an excellent residence and one that is very tightly held, don't miss this outstanding opportunity!

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you.





Area (Estimate only)	
Lower Living	70.3 m ²
Upper Living	54.9 m ²
Garage	28.1 m ²
Balcony	9.2 m ²
Verandah	8.6 m ²
Pergola	6.4 m ²
Porch	2.1 m ²
Total	179.6 m²



For illustrative purposes only.
All measurements are approximate

Kirsty Davies
0414 693 283

Fox Real Estate
232 Melbourne Street
North Adelaide, SA, 5006
Telephone : 08 8267 4995
foxrealestate.com.au

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. If you are seriously considering this property we strongly recommend that you advise the Agent so that you can be contacted if the Vendor decides to accept an offer prior to auction or offers by deadline.