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## North Adelaide | 4 bedrooms | 2 bathrooms | 2 car spaces

Property for sale in North Adelaide - **BEST OFFER BY 5PM TUESDAY 14TH MAY 2024 (USP)**

### CHARACTER-LADEN HERITAGE BUNGALOW THAT HAS STOOD THE TEST OF TIME

Nestled on a wide treelined street of North Adelaide, this glorious and well-loved family home now awaits a new owner.

Comprised of seven main rooms and sited on a broad allotment of approx. 897m<sup>2</sup>.

Upon arrival you are greeted by the grandeur of a wide sweeping front verandah, inviting you to step into a world of 1920's character. This delightful home boasts many character features including polished jarrah floors, beautiful high ceilings, classic timber panelling and some touches of leadlight, reminiscent of a bygone era.

Step inside and be welcomed by an inviting entrance hall, leading you to the heart of the home. The formal lounge room, complete with a conversation area surrounding a slow combustion fireplace, beckons you to unwind and relax in comfort. Meanwhile, the spacious formal dining/reception room provides the perfect setting for family gatherings or elegant soirées.

North facing sunlight radiates through the homely, country-style kitchen. A delightful space for culinary creations helped along by a Miele dishwasher, stainless-steel oven and a unique built-in diner for casual mealtime convenience.

Four generously sized bedrooms, including an extra-large master suite, ensure ample accommodation for the whole family. The third bedroom even boasts a small ensuite and kitchenette facilities, adding to the versatility of the home.

Centrally located, the period-style bathroom features a charming claw foot bath and a separate shower, providing a tranquil retreat for relaxation.

The wide rear sunroom offers access to a large cellar, complete with a 'dumb waiter' to the kitchen, ideal for wine enthusiasts or hobbyists alike.

Outside, the expansive front verandah and established private front gardens have been the backdrop for countless family gatherings, weddings, and birthday parties, offering a beautiful setting to create lasting memories for years to come.

With a double garage and additional open car space, parking is never a concern. Plus, the convenient location means you are only moments away from local schools, parks, and the vibrant North Adelaide precinct, ensuring a lifestyle of convenience and connectivity.

Located just metres away from the prestigious North Adelaide Golf Course, indulge in leisurely strolls or tee off on any day, enjoying the peacefulness and prestige of this wonderful neighbourhood amenity.

Reflect on the rich history and character of this stately bungalow, with plenty of scope to further add to its character and charm and tailor it to your own vision. Don't miss out on the opportunity to make this stunning family home yours.

Contact us today to arrange a private inspection and experience the true beauty of 15 Hill Street, North Adelaide.

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via [sales@walterirvine.com.au](mailto:sales@walterirvine.com.au).

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