







87 Northcote Terrace, Medindie

Character Entertainer on a Generous 817sqm Allotment in Coveted Medindie

Showcasing stunning original character and positioned on a substantial 817sqm (approx.) allotment, this charming residence offers timeless appeal, generous proportions and exceptional spaces for entertaining. Located just moments from the CBD in one of Medindie's most desirable pockets, it presents a rare lifestyle opportunity not to be missed.

A wide and welcoming entrance hall sets the tone as you step inside, revealing the beautiful character that defines the home. To the right, a spacious sun-filled lounge invites relaxation, featuring high ceilings with intricate mouldings and polished timber floorboards that add warmth and elegance. Adjacent, the generous formal dining room provides the perfect setting for hosting guests and flows seamlessly through to the heart of the home.

The kitchen and meals area is impressively proportioned and designed with both functionality and everyday comfort in mind. Offering ample bench space, quality appliances, and an abundance of cabinetry, this space easily caters to busy family living while remaining

4 2 5

FOR SALE
Contact Agent

VIEW
Sat 7th Nov @ 2:30PM - 3:00PM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

ideal for entertaining.

Accommodation is well catered for with four versatile bedrooms, all well-sized and filled with natural light. Two bedrooms feature built-in wardrobes, while the master bedroom also includes a ceiling fan for added comfort. The centrally positioned bathroom has been tastefully updated, combining classic charm with modern convenience, complete with a freestanding clawfoot bath, large walk-in shower and WC. An oversized laundry with an additional WC adds further practicality to the home.

Step outside and discover a superb outdoor entertaining area, where a covered pergola and deck overlook the expansive backyard - an ideal setting for weekend gatherings with family and friends. The generous 817sqm (approx.) allotment provides plenty of space for children to play, gardening enthusiasts, or those considering future enhancement potential (STPC).

At the rear of the property, a large garage/workshop with tilt door access offers excellent storage for vehicles, tools, or larger equipment, complemented by an additional garden shed. The property is fully fenced and secured with an automatic gate, offering both privacy and ample off-street parking.

Perfectly positioned close to the vibrant café and dining scenes of North Adelaide's O'Connell Street and the ever-popular Prospect Road precinct, this address delivers an exceptional lifestyle of convenience and entertainment. Quality schooling options are within easy reach, including Walkerville Primary, North Adelaide Primary, Adelaide High School and Adelaide Botanic High School. Everyday shopping is also nearby with Drakes Collinswood and Walkerville Terrace Shopping Centre, home to an array of cafés, boutiques and specialty stores.

A rare opportunity to secure a character-filled home on a substantial allotment in a prestigious inner-north location.

Key Features

- Generous 817sqm (approx.) allotment in sought-after Medindie
- Four versatile bedrooms, two with built-in wardrobes
- Master bedroom with ceiling fan
- Spacious, sunlit lounge with beautiful character features
- Formal dining room ideal for entertaining
- Large kitchen with adjoining meals area
- Updated bathroom with freestanding clawfoot bathtub and walk-in shower
- Oversized laundry with additional WC
- Covered outdoor entertaining area overlooking expansive backyard
- Large garage/workshop with tilt door access plus additional garden shed
- Fully fenced property with automatic front gate
- Ducted reverse cycle air conditioning
- Ample off-street parking available

Specifications

Title: Torrens Title
Year built: c1930
Land size: 817 sqm (approx)
Council: Town of Walkerville
Council rates: $2,066.35pa (approx)
ESL: $215.10pa (approx)
SA Water & Sewer supply: $262.99pq (approx)

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RLA 242629

MORE DETAILS

Property ID	Y9VHDM
Property Type	House
Land Area	817 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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Area (Estimate only)	
Lower Living	203.89 m2
Upper Living	60.88 m2
Garage	31.92 m2
Porch	19.17 m2
Shade Pergola / Patioz	17.50 m2
Total	**333.36 m2**

For illustrative purposes only.
All measurements are approximate

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