



30 William Buik Court, North Adelaide

Timeless Charm in the Heart of North Adelaide

BEST OFFER BY: Wed. 5th August at 3:00pm (USP)

Tucked away in a quiet courtyard setting in one of Adelaide's most prestigious inner-city pockets, this well-presented two storey home offers character, comfort and an enviable lifestyle just minutes from the city.

Spread over two levels, the floorplan is both practical and inviting, with a light-filled living area downstairs flowing out to a generous undercover verandah, the perfect spot to entertain or simply unwind outdoors, whatever the season. The layout cleverly separates living and sleeping zones across the two levels, offering privacy and flexibility to suit families, professionals or investors alike.

Comfort is covered year round, with ducted reverse-cycle air-conditioning upstairs. A clever two way bathroom and a separate second toilet add everyday practicality, ideal for busy households or when accommodating guests, while ownership over the rear laneway provides access to a secure double carport, offering both convenience and valuable storage.

3 1 2

FOR SALE

BEST OFFER BY: Wed. 5th August at 3:00pm (USP)

VIEW

Sat 25th Jul @ 12:00PM - 12:30PM

AGENTS

Gerard Pacillo
0431 596 145
gerard@ljhfp.com.au

Alessio Vozzo
0410 837 446
alessio@ljhfp.com.au

AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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.



Complete with three well proportioned bedrooms, two private balconies and a low maintenance courtyard, this is an easy-care home in a location that simply can't be beaten.

The Highlights:

- Three well-proportioned bedrooms
- Two-way bathroom plus a separate second toilet
- Ducted reverse-cycle air-conditioning upstairs
- Secure double carport with private access
- Ownership over the lane being Roneo Place
- 12 Solar Panels
- Large undercover verandah, ideal for outdoor entertaining
- Private upstairs balcony
- Two storey floorplan separating living and sleeping zones
- Low-maintenance courtyard setting

Location Highlights:

Perfectly positioned in one of Adelaide's most sought-after inner-city addresses, this home is just moments from the vibrant O'Connell Street precinct, home to over 200 boutique shops, cafés and restaurants including Da Vinci's Ristorante and the ever-popular O'Connell Bakery, along with the Piccadilly Cinema and North Adelaide Village.

Nearby, Wellington Square, Brougham Gardens and the surrounding Adelaide Park Lands offer wonderful walking and cycling trails, while the iconic Adelaide Oval, Adelaide Zoo and Botanic Gardens are all within easy reach. Families are well served by North Adelaide Primary School, Lincoln College and Aquinas College, along with a number of Adelaide's leading public and private schools.

Enjoying North Adelaide's enviable position between the city and the sea, you're just a 5 minute drive to the Adelaide CBD, the universities and the new Royal Adelaide Hospital, while Henley Beach is a short 12-minute drive away.

For more information contact:

Gerard Pacillo 0431 596 145

Alessio Vozzo 0410 837 446

To register your interest or to make an offer, click the link below:

<https://prop.ps//MTmObmqZ3Xlz>

Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

Property ID	JZTH67
Property Type	House
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Balcony
	Built-in-Robes
	Secure Parking
	Fully Fenced

Gerard Pacillo 0431 596 145

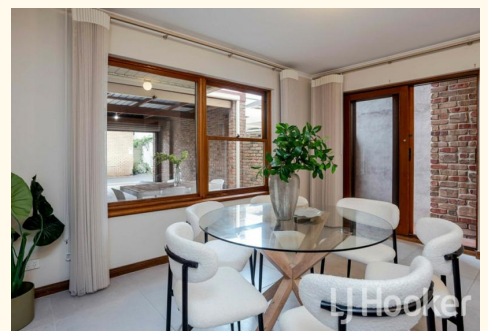
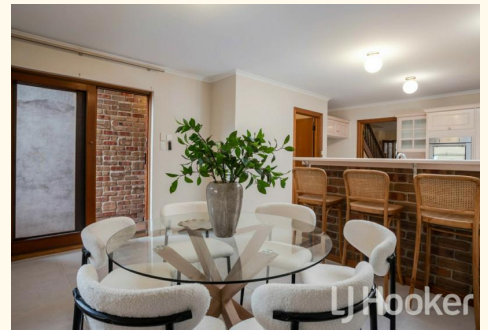
Property Consultant | gerard@ljhfp.com.au

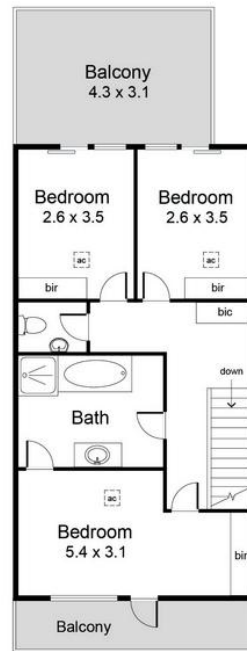
Alessio Vozzo 0410 837 446

Sales Associate | alessio@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au





Area (Estimate only)	
Living	131.8 m ²
Verandah	6.0 m ²
Alfresco	16.3 m ²
Carport	33.0 m ²
Balcony	19.3 m ²
Total	206.3 m²

For illustrative purposes only.
All measurements are approximate