



6/7 Devonport Terrace, Ovingham

Contemporary Townhouse Living with Exceptional City-Fringe Convenience

Inspection by Appointment Only

Perfectly positioned in a highly convenient and sought-after location, this stylish two-storey townhouse presents an outstanding opportunity to enjoy modern, low-maintenance living just moments from the Adelaide CBD. Combining spacious interiors, practical design and exceptional lifestyle appeal, this inviting residence is ideally suited to first home buyers, professionals, young families and astute investors.

Step inside to discover a thoughtfully designed ground floor, where a generous open-plan living and dining area creates a welcoming space for everyday living and entertaining. Seamlessly connecting to the private rear courtyard, this light-filled living zone offers the perfect balance of indoor comfort and outdoor enjoyment.

Overlooking the central living space, the well-appointed kitchen combines style and functionality, featuring sleek stone benchtops, quality appliances, ample cabinetry and generous storage. Completing the lower level is a practical laundry with an additional

3 1 1

FOR SALE
Best Offers | $759K - $800K

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

WC, convenient internal access from the secure garage and valuable under-stair storage.

Upstairs, accommodation comprises three generously proportioned bedrooms, two featuring built-in wardrobes for everyday convenience. The spacious third bedroom enjoys direct access to a private balcony, providing a peaceful retreat to relax and unwind. A centrally positioned family bathroom services the upper level, complemented by additional linen storage to enhance the home's practicality.

Outside, the private rear courtyard offers an inviting setting for alfresco dining, weekend entertaining or simply enjoying the outdoors. Featuring a paved entertaining area and easy-care lawn, this low-maintenance space is perfectly suited to those seeking an effortless lifestyle. A secure lock-up garage with internal access adds further convenience and peace of mind.

The location is equally impressive. Enjoy the benefits of a vibrant city-fringe lifestyle, with Ovingham Railway Station just moments away, providing convenient access to the Adelaide CBD. The cosmopolitan attractions of North Adelaide are within easy reach, offering an exceptional selection of restaurants, cafés, boutique shopping and entertainment. Nearby Brompton's popular eateries and the thriving Prospect Road precinct further enhance the lifestyle appeal, placing an abundance of dining, shopping and everyday amenities at your doorstep.

Families will particularly appreciate the property's positioning within the Adelaide High School and Adelaide Botanic High School zones, together with the North Adelaide Primary School zone, adding further appeal to this desirable and well-connected location.

Offering a superb combination of contemporary comfort, low-maintenance living and outstanding city-fringe convenience, this impressive townhouse presents an exceptional opportunity for homeowners and investors alike.

Key Features

- Stylish two-storey townhouse in a highly convenient location
- Spacious open-plan living and dining area
- Modern kitchen with stone benchtops, quality appliances and ample storage
- Three generously proportioned bedrooms
- Built-in wardrobes to two bedrooms
- Spacious third bedroom with private balcony access
- Centrally positioned family bathroom
- Convenient downstairs laundry with additional WC
- Linen storage across both levels
- Practical under-stair storage
- Private rear courtyard with paved entertaining area and easy-care lawn
- Secure lock-up garage with internal access
- Zoned for Adelaide High School and Adelaide Botanic High School
- Zoned for North Adelaide Primary School
- Moments from Ovingham Railway Station and public transport
- Easy access to North Adelaide, Brompton, Prospect Road and the Adelaide CBD

Specifications

Title: Community Titled
Year built: 2021
Council: City of Prospect
Council rates: $1,647.77 pa (approx)
ESL: $135.50 pa (approx)

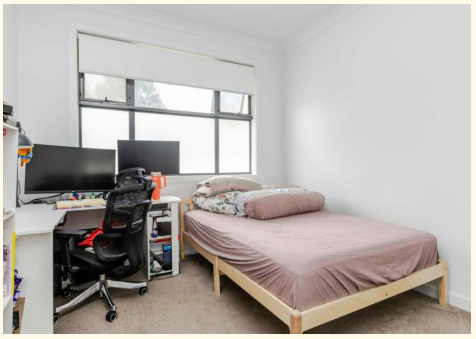
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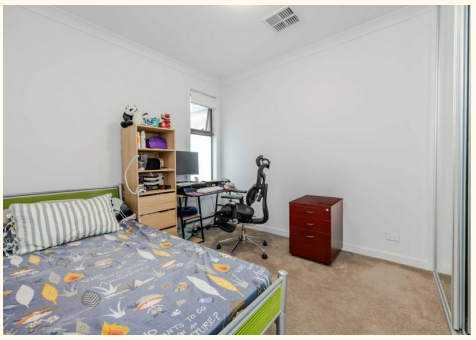
SA Water & Sewer supply: $191.85 pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

Property ID	YT3HDM
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Roller Door Access











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Lower Level



Upper Level

Area (Estimate only)	
Lower Living	50.4 m2
Upper Living	47.5 m2
Garage	16.4 m2
Porch	6.4 m2
Balcony	4.3 m2
Total	**125.0 m2**

For illustrative purposes only.
All measurements are approximate



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