



48 Boyle St, Prospect

Timeless Character, Natural Light and Versatile Living.

From the moment you enter, 48 Boyle Street feels warm, spacious and instantly inviting. Soaring ceilings, Baltic pine timber floors and an abundance of natural light create an immediate sense of character and comfort, while generous proportions and flexible living spaces make this a home designed to adapt effortlessly to family life.

The homes warmth is evident throughout, with large picture windows drawing in natural light and creating a wonderful connection between the interiors and the established garden surrounds.

The generous master bedroom is a particular highlight, with tall windows bringing in natural light and a beautiful leafy outlook. Extensive built-in robes provide excellent storage, while the spacious ensuite adds to the sense of comfort and privacy. The second bedroom is equally inviting, positioned at the front of the home with built-in robes and its own pleasant outlook.

A wide central passage leads through to the main bathroom, complete with bath, before opening into a highly adaptable section of the home. A third bedroom or study connects through to a substantial fourth bedroom or retreat, creating an ideal space for teenagers, guests,

3 2 1

FOR SALE
Please Call

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extended family or those working from home. Large enough to accommodate both bedroom and living furniture, this private area also enjoys direct access to the rear garden through sliding doors.

The heart of the home is the expansive open-plan kitchen, dining and family area. Generous proportions allow plenty of room for both relaxed family living and larger dining settings, while picture windows and sliding doors draw your eye towards the beautifully established rear garden.

The well-appointed kitchen offers excellent bench and cupboard space, raised bench-tops, gas cooking, a wall-mounted oven with separate grill, dishwasher, walk-in pantry and integrated wine storage, combining everyday practicality with excellent functionality for entertaining. A European-style laundry is positioned just off the kitchen, keeping everyday functionality discreetly incorporated into the heart of the home.

The connection to the outdoors is one of the homes most memorable features. The paved entertaining area is surrounded by mature foliage, layered planting and inviting sitting spaces, creating a wonderfully private setting to relax or entertain. The established wisteria provides a beautiful focal point, while the automated in-ground watering system helps maintain the gardens with ease.

Ducted reverse-cycle air conditioning, a 16-panel solar system and an automatic single garage with additional secure storage further enhance the homes comfort and practicality.

Perfectly positioned in Prospect, the property offers a peaceful setting while remaining close to the vibrant Prospect Road precinct with its cafes, restaurants, cinema, shopping and everyday conveniences. Prospect Primary School is moments away, with Rosary School and Blackfriars Priory School also nearby, while Adelaide High School and Adelaide Botanic High School provide further highly regarded secondary schooling options. North Adelaide, the Adelaide CBD, local parks and public transport are all within easy reach.

A beautifully presented Prospect home offering generous proportions, exceptional versatility and an effortless balance of character, comfort and contemporary living.

Certificate of Title and Form Ones available upon request
Home Built: 1958
Torrens Titled
Allotment Size: 491m2
Title: Volume 5699 Folio 597
Zoning: EN - Established Neighbourhood
Council: Prospect

Disclaimer:
Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

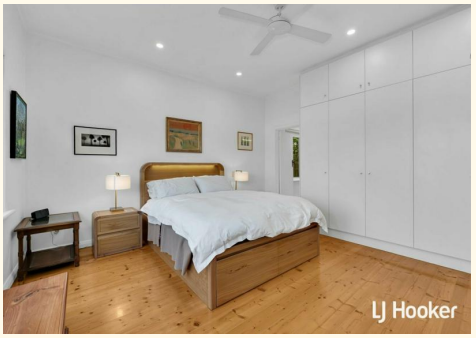
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MORE DETAILS

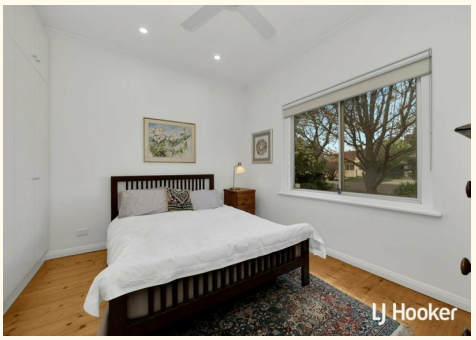
Property ID	3QXHRU
Property Type	House
Land Area	491 m2

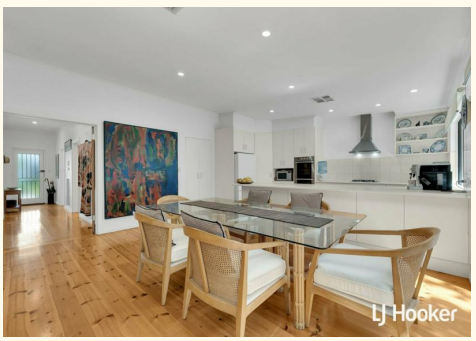
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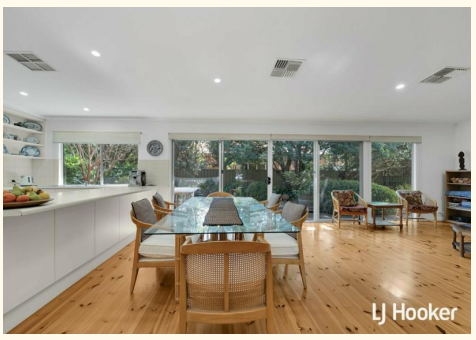
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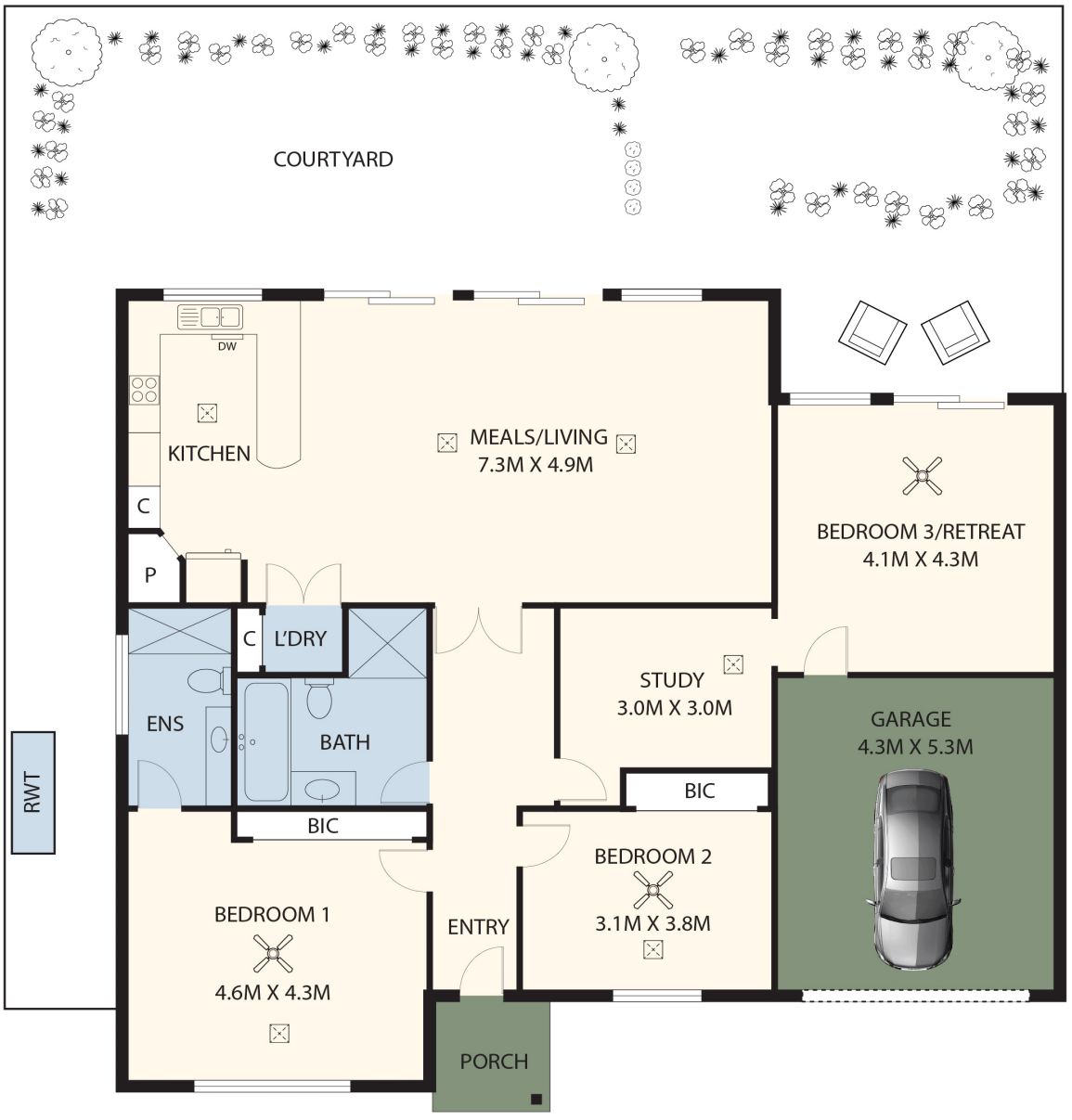






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PROSPECT



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