



41 Chapel Street, Thebarton

Cottage Charm & Timeless Potential on the CBD's Doorstep

Graceful, character-filled and brimming with opportunity, this delightful cottage blends old-world warmth with everyday practicality - all just moments from the vibrant heart of the city.

Whether you choose to move straight in and savour its charm, thoughtfully renovate to elevate its character, or secure it as a savvy investment in a blue-chip locale, the possibilities here are as appealing as the address itself.

Behind its charming facade lies a surprisingly generous and flexible floorplan. Three well-proportioned bedrooms are complemented by two separate living areas, offering both intimacy and space to entertain. A dedicated study provides the perfect work-from-home retreat or could be transformed into an elegant dressing room.

At the heart of the home, the centrally positioned kitchen offers abundant bench space and ample cabinetry - functional as is, yet with exciting scope to modernise and make your own. The bathroom includes a bathtub for relaxed evenings, while a spacious rear laundry and additional storeroom add further practicality.

3 1 3

FOR SALE
\$876,000

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.



Comfort is assured throughout the seasons with three split-system air conditioners, ensuring ease of living year-round.

Outdoors, a gated driveway provides secure off-street parking with access to a substantial garage, plus an additional shed for storage or workshop use. The expansive rear yard offers a blank canvas - envision landscaped gardens, an alfresco entertaining zone, or a future extension (STPC), capitalising on the generous allotment.

Perfectly positioned just minutes from the Adelaide CBD and the charm of North Adelaide, this address delivers exceptional lifestyle appeal. Enjoy world-class dining, boutique cafés and local favourites including Mr Sunshine's. Families will appreciate zoning for Adelaide High School and Adelaide Botanic High School, adding further long-term value to this exceptional offering.

A character home with soul, substance and outstanding potential - a rare opportunity in a tightly held city-fringe setting.

Key Features

- Three generous bedrooms
- Two separate living areas for flexible living
- Dedicated study or potential walk-in robe
- Centrally located kitchen with abundant bench and cupboard space
- Bathroom with bathtub
- Spacious rear laundry plus additional storeroom
- Three split-system air conditioners
- Gated driveway with garage and additional shed
- Expansive backyard with scope to extend or enhance (STPC)
- Zoned for Adelaide High School & Adelaide Botanic High School

Specifications

Title: Torrens Title

Year built: c1890

Land size: 328sqm (approx)

Council: City of West Torrens

Council rates: \$1,246.25pa (approx)

ESL: \$133.55pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

(STPC) Subject To Planning Consent

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	Y8SHDM
Property Type	House
Land Area	328 m2
Including	Close to Schools
	Close to Shops
	Close to Transport

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