



## Walkerville, 71 Church Terrace

Sold by Marie Brus of LJ Hooker Adelaide Metro

4 1 2

Situated in one of Adelaide's most exclusive and tightly held addresses is a rare opportunity to transform this sandstone beauty into something special.

Set on approx 880sqm its easy to visualise the huge potential of this character laden property. A welcoming grand arched hallway, high ceilings and floorboards are the foundation of this exciting opportunity.

Currently disposed as 4 bedrooms, all with fireplaces and a central living area and cellar. The modern kitchen with dishwasher overlooks the family room with sliding doors to the rear garden.

Enjoy leisurely strolls and cycling along Linear Park, with the added convenience of Walkerville and North Adelaide café precincts and shopping nearby and easy CBD access to public transport.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2CS1FDZ](http://ljhooker.com.au/2CS1FDZ)

**Contact**  
**Marie Brus**  
0418 844 502  
[marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

**Claude Buccella**  
0419 394 110  
[claudio.buccella@ljhadelaidemetro.com.au](mailto:claudio.buccella@ljhadelaidemetro.com.au)



**Disclaimer:** 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 St Peters**  
**(08) 8362 8008**

Spoilt for choice with numerous private colleges within easy access including Wilderness School, St Andrew's School and St Peters and Prince Alfred Colleges.

Zoned for Walkerville Primary School, Adelaide Botanic High School and Adelaide High School.

Additional Features:

- Second wc
- Ducted reverse cycle air conditioning
- Split system unit
- Auto watering system
- Under cover parking for 2 cars

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

Property ID	2CS1FDZ
Property Type	House
Land Area	880 m <sup>2</sup>
Including	Toilets (2)

**Marie Brus 0418 844 502**

Sales Consultant | [marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

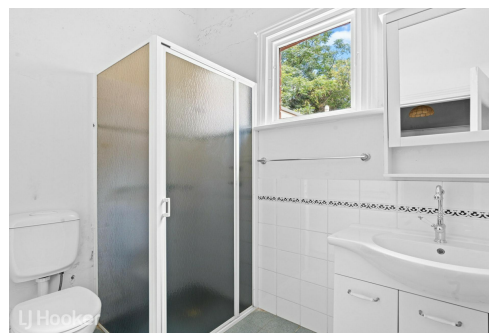
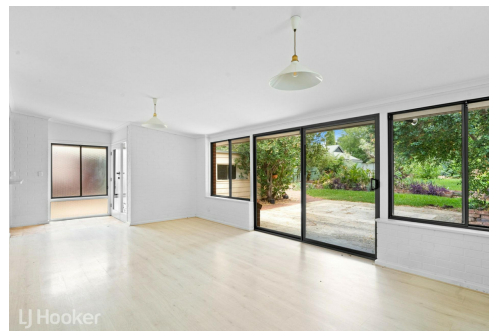
**Claude Buccella 0419 394 110**

Principal | [claudio.buccella@ljhadelaidemetro.com.au](mailto:claudio.buccella@ljhadelaidemetro.com.au)

**LJ Hooker St Peters (08) 8362 8008**

2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)



**Disclaimer:** 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 St Peters**  
**(08) 8362 8008**



NOT IN  
POSITION

**SHED**  
2.2 x 1.5m



- ☐ Interior Living - 203m<sup>2</sup>
- ☐ Exterior Living - 110m<sup>2</sup>
- ☐ Total - 313m<sup>2</sup>

Measurements are approximate



**71 Church Terrace, Walkerville, SA 5081**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.