

31 PARK TERRACE, Ovingham, SA, 5082



**SOLD**

## VIBRANT CITY FRINGE LIVING UNDER CONTRACT

This charming bluestone fronted symmetrical cottage has been renovated and extended and retains all the classic features synonymous with the era, high ceilings, wide hallway and decorative cornices.

The home comprises, three generous sized bedrooms; two of which come with built in robes and double glazed windows, stainless steel ceiling fans and split system air conditioner in the main. Stunning neutral main bathroom with bath, semi frameless shower screen, vanity and w.c. The laundry is adjacent to the bathroom with built in floor to ceiling linen press also for additional storage.

The open plan living/ kitchen area boasts Euro stainless steel appliances including dishwasher, gas cooktop and oven. There is ample kitchen storage with under and over bench cupboards as well as a built in pantry. A large dining table fits very well into the space provided by the kitchen for everyday casual dining. There is an additional split system fitted centrally to the living area along with an additional stainless steel ceiling fan. There is an added security feature of an alarm system.

French doors off the living area access a magnificent entertaining area boasting full undercover verandah with cafe blinds and a large deck, perfect for year round entertaining. An expansive side yard features lock up garage with automatic roller door, garden shed and fully reticulated lawned area and garden beds. This provides an easy care and a low maintenance environment which is great for entertaining.

Positioned amongst the tightly held suburb of Ovingham, this immaculately presented and maintained home is located within the North Adelaide Primary and Adelaide High School zones, walking distance to Adelaide Oval and Adelaide Aquatic Centre and a stones throw from the bustling Plant 4 precinct.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$565,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.