



### 47 Margaret Street South North Adelaide SA

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This 1870 Colonial Cottage has stood the test of time but needs a little help from you.

Humble in its approach but standing proud in its location.

This property is ideal for someone that respects the heritage but wants to take on the opportunity of blending the construction of a new home to it.

Formal entrance hall running right down to the living areas with 3 bedrooms off the hallway through the access.

The modest kitchen/dining area is in need of a makeover and you may be the perfect person to change the look and what this property has to offer.

So roll up your sleeves if you are ready to move in to the North Adelaide lifestyle.

Council Rate : \$520.75 per quarter approx

Water Rate: \$194.00 per quarter approx plus usage

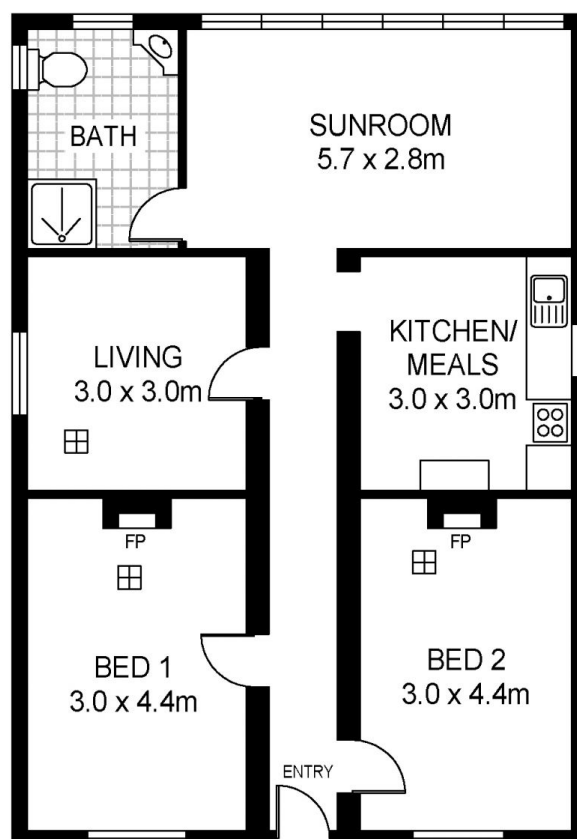
**Building Size** : 110 sqm

**Land Size** : 250 sqm

**View** : <https://www.martinrealestate.com.au/sale/sa/adelaide/north-adelaide/residential/house/6828787>



**Colin Martin**  
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 79m<sup>2</sup>

47 Margaret Street South, North Adelaide