the vendors guide

Local Faves, Hidden Gems
Property Features





klemich

by Georgie Young

0431 929 953
georgie@klemich.com.au

RLA 174424

Local Faves, Hidden Gems

Favourite Coffee Shop
Morning coffee is best enjoyed with a stroll down to Extend Studio at the end of our street. In the afternoons or on weekends, we love popping into Botega Bandito or Cotto for a more indulgent brunch.

Favourite Pub
We absolutely love walking up the street to the new Prospect Hotel and Cellars for classic pub favourites, along with the best ales and vinos on tap.

Favourite Bar
For a laid-back wine on the couch, Sideways Liquor Co. is unbeatable. If we're craving awesome live music by a cosy wood fire, Wassail Wine Bar is the place to be. For a classy knock-off negroni, Anchovy Bandit always delivers.

Favourite Place to Eat
Where do we start? Our location in Prospect gives us easy walking access to any cuisine you crave. Our personal date night favourite is Rosemont Hall (or "Sunny's"), serving delicious Asian fusion, fresh cocktails, and excellent service.

Favourite Food Shop
Schinellas Market is a haven for foodies, offering top-quality produce, a deli, bakery, patisserie, butcher, and florist—all in one upmarket location.

Favourite Place to Walk
Charles Cane Reserve has become our family's weekend go-to for picnics on the oval or a coffee by the playground. We also love taking an afternoon stroll along leafy Braund, where you're greeted by a friendly community on every corner, plus the gentle breeze and handy park benches to relax on along the way.

Hidden Secret About Prospect (Local Knowledge)
Schinellas has a secret cheese section with artisan varieties at discounted prices—if you know where to look! And thanks to Costco Wholesale just down the road, we also enjoy some of the cheapest fuel in the state.

Favourite thing about your house and its position
Location, location, location. If there's a street that suits every walk of life, Elizabeth Street is it! We genuinely mean all walks of life because we're just a short stroll away from everything you could ever need:
> Tennis courts, swimming, basketball, Pilates, and a gym.
> Multiple cafés for coffee.
> The local cinema and parks.
> Essential services like doctors, dentists, and shops stocked with the best produce.
> Even a quick run for French champagne to celebrate special moments.

With the new North-South Expressway, we can get to wineries or the beach just as quickly as popping into the city. It truly is the best-kept location in Adelaide. Yet above all, there's no place like home when you have wonderful neighbours and a rare sense of street community right on your doorstep.

All information provided has been obtained from sources we believe to be accurate at the time of which this document was prepared. 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 & size, building age or condition) Any information intended to be relied upon should be independently verified. RLA 174424

Property Features

Inside

> Baltic pine floors
> Bespoke plantation shutters and downlights in all bedrooms
> Gas feature fireplace (Real Flame brand) in the living room
> Walk-in pantry with chalkboard for your weekly shopping list
> Thoughtfully placed power points throughout
> Indoor and outdoor speaker system with Onkyo amp
> Family bathroom with enclosed bath and shower, making dual use a breeze
> Reverse-cycle ducted Daikin air conditioning, Wi-Fi enabled for smartphone control

Kitchen

> Westinghouse 900mm oven with 6-burner gas cooktop
> Westinghouse French-door fridge with inbuilt filtered water & ice dispenser
> Bosch inbuilt dishwasher
> Spacious stone island bench with Franke dual sink and Grohe kitchen mixer tap

Outdoor

> Finnish barrel stone sauna for up to six (available by negotiation)
> Alpine hot/cold plunge bath (available by negotiation)
> Covered alfresco area with ceiling fan and lights
> Outdoor kitchen with built-in BBQ, bar fridge, and sink
> Bespoke glass sliding doors to seamlessly combine indoor and outdoor spaces
> Hoselink hose reel at the rear
> Manual irrigation for front and back plants
> Eco rainwater tank
> Secure undercover carport with direct access to the kitchen and laundry
> Bespoke outdoor workbench within the carport, complete with built-in storage drawers
> Rear access via automatic gate off Palmer Street for extra parking or trailer/boat storage
> Mains water filtration (Puretec system) to keep skin and hair healthy
> Six-camera security system with playback, plus sensor lighting at the front, rear, and inside garage
> NBN connected for fast internet
> Garden shed
> 36 solar panels for reduced energy costs
> Upgraded three-phase power board
> Gas hot water system

All information provided has been obtained from sources we believe to be accurate at the time of which this document was prepared. 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 & size, building age or condition) Any information intended to be relied upon should be independently verified. RLA 174424

location, location, location

Walk out the door and enjoy a leisurely stroll to these local highlights:

Distance to Key Locations (apporx)
> 10-minute drive to Adelaide CBD
> 20-minute drive to the Beach
> 35-minute drive to the Barossa (via North-South Expressway)
> 40 minutes to McLaren Vale
> 15 minutes to Adelaide Airport
> Public transport options on Prospect Road or Churchill Road

Food & Wine
> Cafés: Frankly Bagels, 'ino Paninoteca, Botega Bandito, Cotto, Café Komodo
> Restaurants: Rosemont Hall, Anchovy Bandit, Meze Mazi
> Bars: Prospect Hotel & Cellars, Wassail, Sideways Liquor Co.
> Desserts: Bottega Gelateria, Cannoli Box Co, Waffle Tree

Convenience & Services
> Doctors: TotalGPCare Prospect
> Pharmacy: Prospect Pharmacy
> Dentist: Prospective Smiles
> Physio: Extend Studio
> Nail Salon: Prospect Bio Nails & Beauty
> Vet: Paws at Prospect Vet
> Grocery: Schinellas, Coles
> Discount Supermarket: NQR
> Bakery & Patisserie: Murattis
> Day Spa: Body Bliss
> Hairdressers: SJ Establishment
> Barbers: Attaboy
> Service Station: OTR Prospect
> Co-working: Prospect Library, Little City Coworking

Sports & Leisure
> Playground & Community Gym: Charles Cane Reserve
> Reformer Pilates: Extend Studio
> Basketball Courts & Skatepark: George Whittle Reserve
> Oval Precinct with Tennis Courts, Croquet Club, Playground: Prospect Oval
> Cinema: Palace Nova
> Yoga: Peak Physique Hot Yoga
> Swim & Play: Adelaide Aquatic Centre (NEW reopening estimated Summer 2025/26)

Basketball Courts & Skatepark: George Whittle Reserve
> Oval Precinct with Tennis Courts, Croquet Club, Playground: Prospect Oval
> Cinema: Palace Nova
> Yoga: Peak Physique Hot Yoga
> Swim & Play: Adelaide Aquatic Centre (NEW reopening estimated Summer 2025/26)

All information provided has been obtained from sources we believe to be accurate at the time of which this document was prepared. 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 & size, building age or condition) Any information intended to be relied upon should be independently verified. RLA 174424