

## Adelaide, 56 Gilbert Street

### EXCEPTIONAL CITY LIVING



If space, comfort and convenience is what you are after, look no further!!

Spacious kitchen, meals, family area over looking front courtyard patio area. Quality kitchen appliances, Smeg dishwasher, under bench oven, gas cooktop, walk in pantry and polished floor boards throughout the living area.

Upstairs is a huge main bedroom with walk in robe and ensuite including bath.

Second bedroom with BIR, ensuite and balcony area overlooking the rear lane of the property.

Open plan study area between the two bedrooms.

Added comforts include:-



**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.

**For Lease**  
Please Call

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

**Contact**  
**Amanda Walasek**  
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**LJ Hooker St Peters**  
**(08) 8362 8008**



- \* Double lock up garage with rear land access;
- \* Ducted reverse cycle air conditioning throughout;
- \* Intercom system;
- \* Quality fittings throughout;
- \* Downstairs powder room;

Walking distance to the local IGA store, tram stop and great pubs.

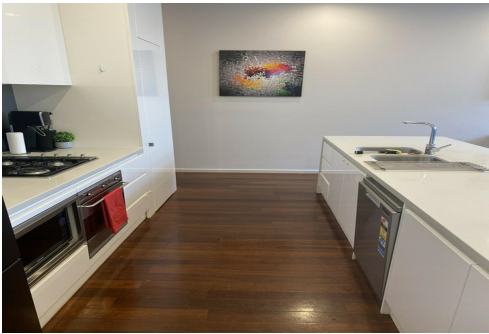
Your inspection is highly recommended

Water charges: Water supply and usage charges apply

Furniture: Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

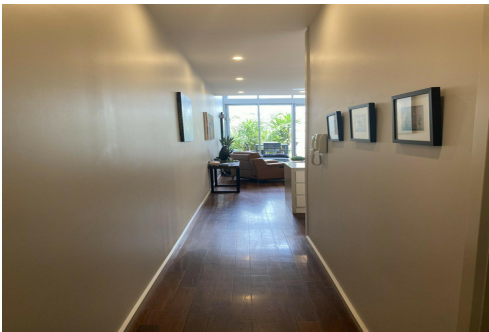


## More About this Property

Property ID	2CRWFDZ
Property Type	House

**Amanda Walasek 0431 017 416**  
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