



Adelaide, 801/271-281 Gouger Street

Sublime Apartment with Sweeping Parkland and CBD Views



For Sale
\$575,000

View
ljhooker.com.au/XD7HDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Symeon Eftimiou
08 8352 7111
symeon@ljhooker.me

Best Offers By Tuesday 25th February @ 12pm

Experience the best of city living in this secure, modern apartment, just moments from markets, parklands, universities, and more.

Upon entry, the master bedroom is situated to the right and features a private ensuite and built-in wardrobe. The second bedroom includes built-in wardrobes and windows overlooking the living area and balcony. Conveniently positioned between the two bedrooms, the main bathroom is easily accessible, with a European laundry located opposite.

The living area exudes warmth and comfort, with plush carpets and expansive windows leading to a private balcony. Adjacent, the well-appointed kitchen offers ample bench and



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storage space, a dishwasher, gas cooktop, and a sleek mirrored splashback.

The apartment comes with a designated parking space and a secure storage cage for larger belongings. This feature packed building also features gym facilities and bike storage downstairs.

Ideally located on the western edge of the CBD, this apartment places you within walking distance of everything you need. The Adelaide Central Markets, local cafés, and restaurants are just moments away. Catch a show at the Adelaide Festival Centre or take a short stroll across the footbridge to Adelaide Oval. Plus, you'll be at the center of the city's vibrant year-round festivals and events.

Situated within the sought-after Adelaide High and Adelaide Botanic High School zones and walking distance to universities and arms reach to Royal Adelaide Hospital.

Key Features

- Two good size bedrooms, both with built-in wardrobes, master with an ensuite
- Main bathroom centrally located near the bedrooms
- European laundry with storage
- Kitchen with ample bench and storage space, dishwasher, gas cooktop and mirrored splashback
- Carpeted living area, leading out to a private balcony
- 1 allocated carpark, storage locker and gym facilities
- Ducted air conditioning
- Secure building with FOB entry

Specifications

Year built: 2015

Council: City of Adelaide

Council rates: \$1,655.20pa (approx)

ESL: \$112.25pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	XD7HDM
Property Type	Apartment
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments

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Sales Executive | thanasi@ljhooker.me

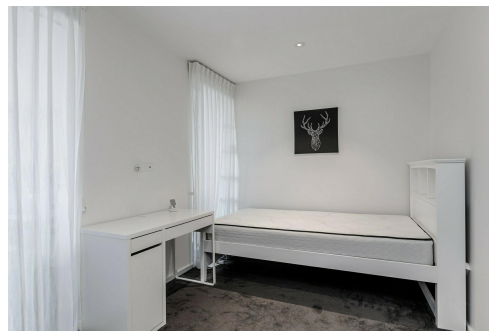
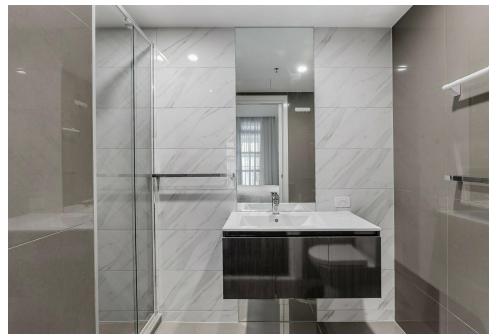
Symeon Eftimiou 08 8352 7111

Sales Executive | symeon@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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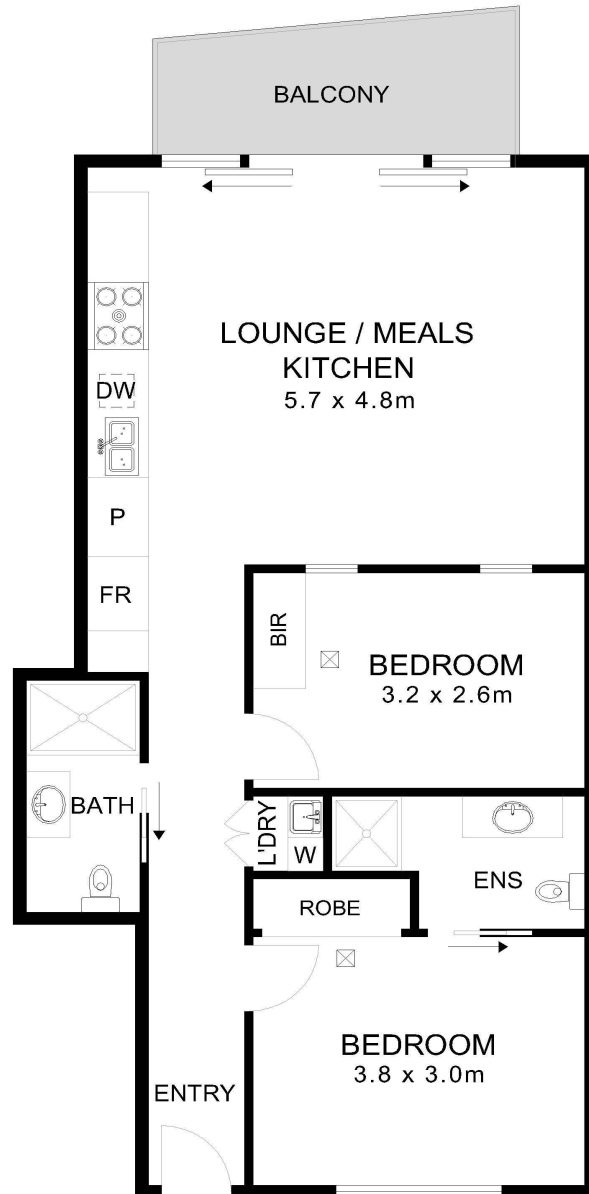
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*NOT IN POSITION



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Approx Gross
Living = 70m²
Balcony = 7m²
Total = 77m²

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For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography



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