







9/30 Gilbert Street, Adelaide

Sophisticated City Living with Style & Convenience

Price Guide - $715,000 - $735,000

Situated on the second floor of a premium Forme Projex development, with stair access only (no lift), this luxurious apartment offers an unparalleled cosmopolitan lifestyle. Perfectly positioned in the heart of a vibrant neighbourhood, it effortlessly combines modern sophistication with the energy of urban living.

This stylish and beautifully presented 106m² apartment delivers an impressive combination of contemporary design, quality finishes and effortless city living. The home is light-filled and spacious, with high ceilings, timber flooring and an inviting open-plan layout flowing seamlessly to an oversized entertaining balcony with an impressive city outlook. Offering excellent space beyond the traditional apartment design, including 2 generous bedrooms, a dedicated study area and valuable storage, it presents an appealing opportunity for professionals, couples, downsizers, first-home buyers and investors seeking a quality residence in a highly connected city location.

Property Features:.
- Spacious, light-filled open-plan living and dining area

2 1 1

FOR SALE
$715,000 - $735,000 Contact Agent for Inspection

VIEW
By Appointment

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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.

- Floor-to-ceiling windows and high ceilings
- Sliding doors opening to an oversized entertaining balcony with city outlook
- Stylish kitchen with stone benchtops, mirrored splashback and island bench, Blanco electric cooktop and oven, dishwasher
- Impressive walk-in pantry providing excellent kitchen storage
- 2 spacious bedrooms with extensive built-in wardrobes and ceiling fans
- Large dedicated study space, ideal for working from home or additional storage
- Generous central bathroom
- European laundry with broom cupboard and additional storage
- Reverse-cycle air conditioning split system
- Timber flooring throughout the main living areas
- Feature strip lighting to the hallway
- Strata fees provide added convenience, covering building insurance, gas and water usage, common-area cleaning, and private rubbish collection.
- Garage car park for 1 vehicle

Positioned within easy reach of everything Adelaide city living has to offer, this is a location where cafes, restaurants, shopping, entertainment and transport become part of your everyday lifestyle. King William Street and its tram services are nearby, while Adelaide

Central Market, Chinatown, Gouger Street dining, Victoria Square and the southern parklands are all within easy reach. Families will also appreciate the selection of established schools nearby, including Sturt Street Community School, Gilles Street Primary School, Pulteney Grammar and Adelaide High School.

Offering the convenience and energy of the CBD while retaining a comfortable residential feel, this is an outstanding opportunity to enjoy a sophisticated, low-maintenance city lifestyle.

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

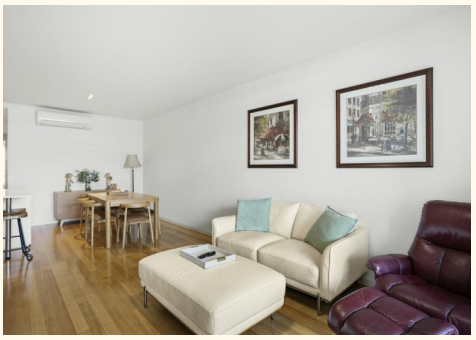
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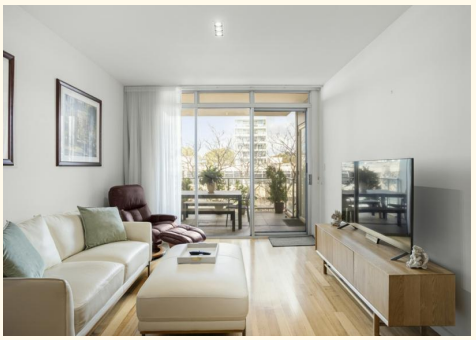
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MORE DETAILS

Property ID	50WAFE8
Property Type	Apartment
House Size	106 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking







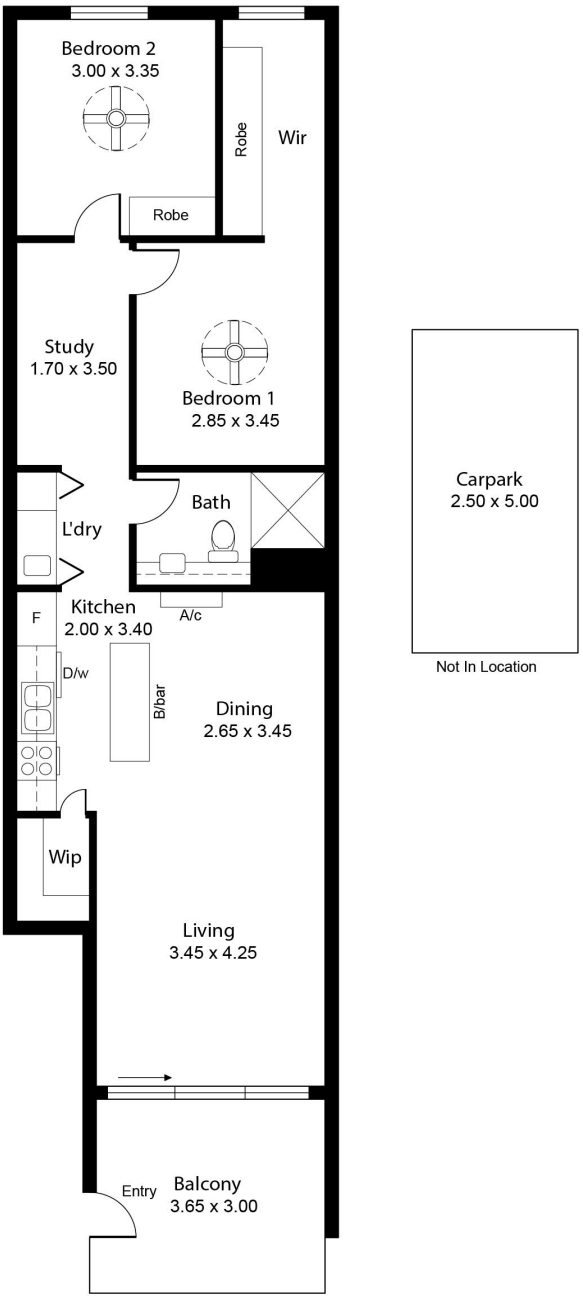




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Approx Gross	
Living	= **82m²**
Carpark	= **13m²**
Balcony	= **11m²**
Total	= **106m²**

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.

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