



## Adelaide, 71 South Terrace

### A Sophisticated Sanctuary on South Terrace

RE-RELEASED DUE TO CONTRACT FAILURE

Perfectly poised on South Terrace, this exquisite executive offering is a masterclass in refined city living, sculpted to elevate its north-facing rear aspect and 221 sqm (approx.) of light-filled luxury into the perfect city pad.

A seamless blend of contemporary comfort and timeless elegance, it epitomizes the effortless city lifestyle, mere moments from the vibrant pulse of Adelaide Central Markets and the culinary heartbeat of the city.

Assigning its architectural finesse to a two-storey blueprint, it's hard to know what captivates first: the expansiveness of its open-plan design, the intelligent use of light, or the way each space unfolds with an invitation to linger.

4 2 2

#### For Sale

Sold by Tommy Stalley-Gordon

#### View

[ljhooker.com.au/615RFDJ](http://ljhooker.com.au/615RFDJ)

#### Contact

**Tommy Stalley-Gordon**

0416 452 815

[tsgordon@ljhkensingtonunley.com.au](mailto:tsgordon@ljhkensingtonunley.com.au)

**Nick Ploubidis**

0423 840 514

[nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)



**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.

**LJ Hooker Kensington | Unley**  
(08) 8431 6088

A statement in practicality and poise, the gourmet kitchen is a chef's dream with its stainless steel benchtops, a double sink, electric oven, and gas cooktop united under a flood of natural light, thanks to the grand north-facing rear.

The open living area, spacious and sun-drenched, extends fluidly into a private study or optional additional bedroom, delivering versatility at every turn.

Ascend to the upper level, where double-height ceilings in the corridor bathe the space in natural light, and where Powerlouvre windows can open at the click of a button to let the fresh rolling breeze of the parklands flow effortlessly through the home.

The master suite, a true sanctuary, captures the coveted north-facing rear aspect, offering a walk-in wardrobe and ensuite that embodies luxury.

The second living area, adorns itself in a secluded upstairs pocket, with its sweeping floor to ceiling springline windows and private balcony, which frame breathtaking city parkland views.

The rear courtyard is a tranquil escape, an entertainer's dream, designed for year-round indulgence, where low-maintenance elegance meets seamless outdoor enjoyment.

Function meets finesse with space for possibly up to two off-street car parks, a rarity in this prized location, while the home's lock-and-leave capability offers unparalleled convenience for the modern urban dweller.

For those seeking a sophisticated city residence that blends timeless style with an effortless lifestyle, this South Terrace offering is an unmissable retreat, a rare jewel in the heart of Adelaide, waiting to be discovered.

#### Key Features:

- \* North-facing rear aspect for maximum natural light
- \* Two-storey design with open-plan living and dining
- \* Stainless steel benchtops, double sink, electric oven & gas cooktop in kitchen
- \* Private study or optional fourth bedroom on the ground floor
- \* Upper-level Powerlouvre windows
- \* Master bedroom with walk-in wardrobe and ensuite
- \* Secondary living area with floor-to-ceiling springline windows and private balcony
- \* Rear courtyard with low-maintenance landscaping
- \* Engineered timber flooring throughout
- \* Zoned ducted reverse-cycle air conditioning
- \* LED downlights for energy efficiency
- \* Potential for up to two secure off-street car parks

#### Lifestyle

- \* Footsteps from Gilbert Street Hotel, Central Markets & Rundle Mall
- \* Zoned for popular Adelaide & Adelaide Botanic High Schools
- \* Walking distance from Gilles Street Primary, Pulteney Grammar & St. Aloysius College



**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**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.

CT: Volume 5641 Folio 961  
Council: Adelaide City Council  
Council Rates: \$2,720.90 per annum (approx)  
Water Rates: \$257.43 per quarter (approx)  
Land Size: 157 square metres (approx)  
Year Built: 1998 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//K4E1rR8BOtIK>

(Please copy and paste the link into your browser)

## More About this Property

Property ID	615RFDJ
Property Type	House
House Size	221 m2
Including	Ensuite Study Toilets (3) Courtyard Balcony Dishwasher

**Tommy Stalley-Gordon 0416 452 815**

Sales Consultant | [tsgordon@ljhkensingtonunley.com.au](mailto:tsgordon@ljhkensingtonunley.com.au)

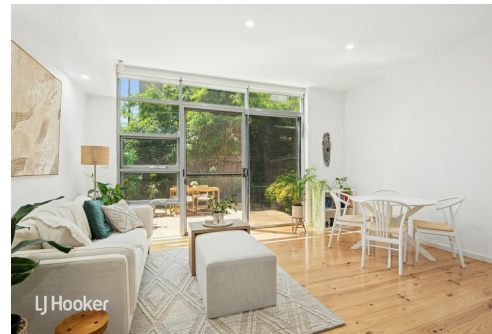
**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley (08) 8431 6088**

295 Kensington Road, KENSINGTON PARK SA 5068

[kensingtonunley.ljhooker.com.au](mailto:kensingtonunley.ljhooker.com.au) | [reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)



**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.

**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group