



Adelaide, RES 245 Gilbert Street

Modern Executive Elegance in the Heart of the CBD

This near new Torrens Title townhouse is bursting at the seams with luxurious finishes and offers an unbeatable executive lifestyle for its new owners - Not to mention rare off-street parking for 2 cars and prized zoning for Adelaide High and Adelaide Botanic High Schools.

Entering the home through your private courtyard, the ground floor is made up of the 3rd bedroom and a bathroom, this space could be ideal for a study/guests or a teenagers retreat. The laundry is positioned within the lock up garage.

Heading up the stairs to the first floor, the kitchen is on one side, with a large window overlooking the parklands, and the living room on the other with a private balcony. The kitchen and meals area is equipped with quality SMEG appliances, stone benchtops and a full height pantry with double doors and five pull out pot draws. This area is designed with ample room for a family sized dining table and 6-8 chairs.

3 3 2

For Sale
\$1,160,000

View
ljhooker.com.au/XGAHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me



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.

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The third floor features two spacious bedrooms, each one fitted with cosy carpets, ensuite bathrooms and built-in wardrobes, with drawer towers included.

You'll love the lifestyle this location offers. Positioned on the Southern side of the CBD, you'll be within walking distance to so many fantastic cafes, restaurants and local bars, including The Duke of Brunswick, Gilbert Street Hotel and Cafe Troppo. Take advantage of the excellent public transport nearby including a tram stop of South Terrace.

Spend your weekends exploring the extensive parklands surrounding the city, or ride the bike paths around the Torrens River. Walking distance to Uni SA and University of Adelaide.

Key Features

- Torrens Titled, architecturally designed home by Proske Architects
- Private courtyard at the front of the home with Corinthian DECO front door
- Large floor to ceiling height windows on every floor, flooding the house with abundant eastern sunlight
- Third bedroom/optional study and bathroom on the ground floor
- Two remaining bedrooms on the 2nd floor, complete with an ensuite each and built-in wardrobes
- Living area overlooks a private balcony
- Kitchen and meals area on 1st floor, fitted with 20mm stone benches and full height pantry with pull out drawers
- Quality Smeg appliances including a gas cooktop to kitchen with Artusi rangehood and a water filter
- All bathrooms feature mirrored cabinets, semi-frameless shower screens, 20mm stone benchtops and Vito Bertoni Eco Dual Elite rain shower
- Generous european laundry, with a dedicated space and outlet for a separate dryer and a pull out drying rack
- Convenient storage room accessible via garage
- Beautiful, low maintenance native plants around the gardens, plus an automatic irrigation system
- Engineered timber flooring throughout the main living areas, cosy carpets to the bedrooms and 2nd floor passage
- R4.0 insulation to ceiling and midfloor
- Double glazed windows throughout the home
- Lock up garage parking available for 1 vehicle, plus 1 additional car space
- Ducted reverse cycle air conditioning throughout
- Security system installed
- Made to measure sheer curtains and wooden blinds
- Prized zoning for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Torrens Title

Year built: 2024

Council: City of Adelaide

Council rates: \$3,174.40pa (approx

ESL: \$173.05pa (approx)



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SA Water & Sewer supply: \$210.78pq (approx)

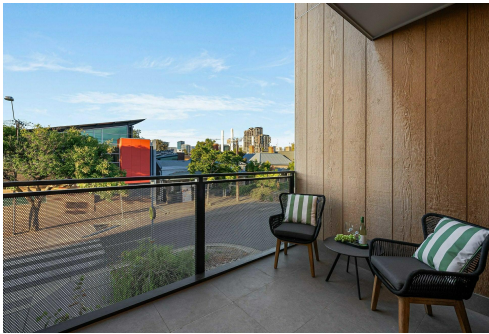
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More About this Property

Property ID	XGAHDM
Property Type	House
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

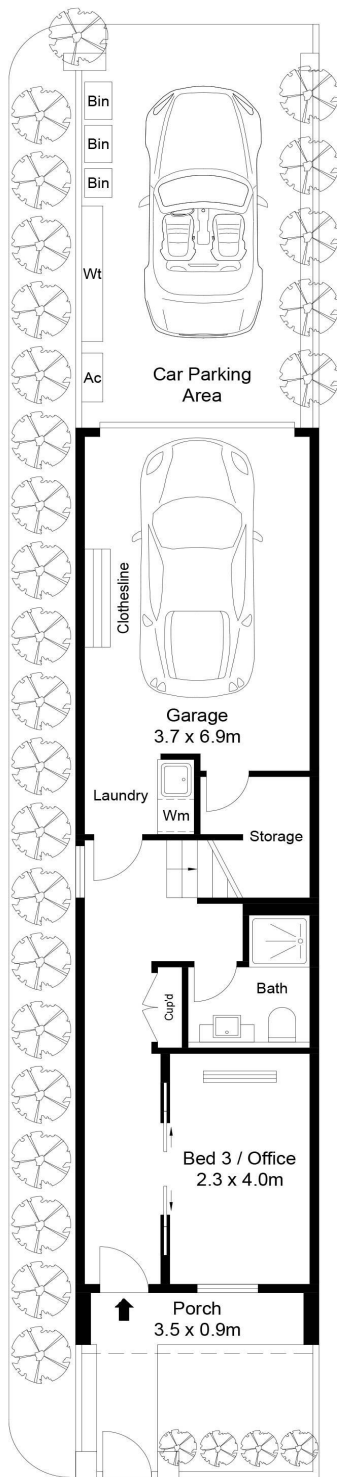
Thanasi Mantopoulos 0421 188 498
Sales Executive | thanasi@ljhooker.me
Justin Peters 0423 341 797
Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

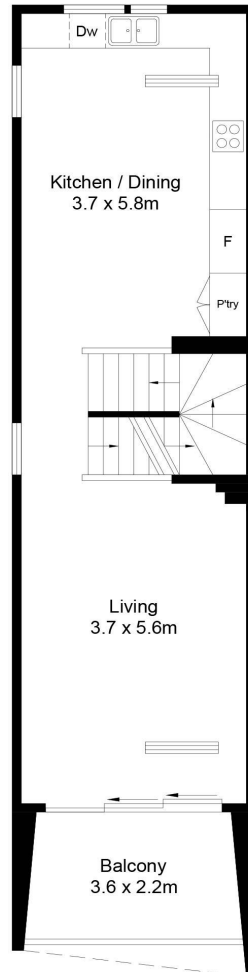


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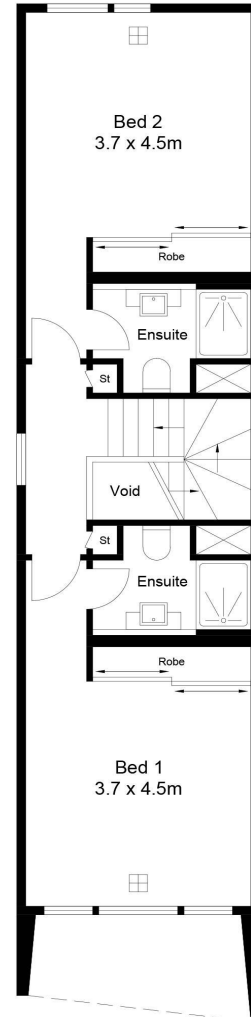
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Ground Floor



First Floor



Second Floor

Ground	60.0m ²
First	65.0m ²
Second	63.0m ²
Total	188.0m²



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.



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