



**Sold**



5/371 Angas Street, Adelaide

## Sold by Julian Rullo of LJ Hooker Adelaide Metro

- Contracted Prior to Auction\*

Positioned in one of the most desirable pockets of the city, this luxurious Georgian style residence at Angas Street delivers an exceptional lifestyle on the prized eastern fringe of the CBD, just moments from the tranquil edge of the Parklands. Built in 1999 and thoughtfully set back from the street, the home offers privacy, space and timeless elegance across two beautifully appointed levels.

Upon entry, a light filled interior welcomes you into the expansive open plan kitchen, living and dining area - designed to balance everyday comfort with refined entertaining. The well appointed kitchen features granite bench tops, a generous breakfast bar, mirrored splashback and gas cooktop, providing ample space for preparing meals while hosting family and friends. Warm tones of Bamboo timber and Victorian Ash timber enhance the living spaces, creating a sense of natural sophistication throughout.

Large bi-fold doors open seamlessly to the paved outdoor patio, creating a harmonious connection between indoor and outdoor living. This private alfresco space is perfect for entertaining guests or simply

3 2 1

**FOR SALE**  
Contact agent

### AGENTS

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### AGENCY

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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.

**LJ Hooker**

relaxing with a glass of wine on a warm summer evening. Adding further convenience, the ground floor also includes a second bathroom, ideal for guests and everyday practicality.

Upstairs, the home offers three well proportioned bedrooms. The main bedroom enjoys a desirable north facing aspect and is complemented by a striking bamboo feature wall, built-in robes and convenient access to the stylish two-way bathroom. The bathroom has been tastefully updated with tiling from floor to ceiling and a full size bath, creating a refined and relaxing retreat.

What you'll love;

- Located on the eastern fringe
- Light filled
- North facing
- Bamboo and Victorian Ash timber features
- Seamless living between indoors and outdoors
- Granite benchtops
- 3 metre ceilings
- Off-street carparking
- Reverse cycle air conditioning

Ideally located within walking distance of Adelaide's vibrant cafes, bars and restaurants, and only moments from the beautiful Parklands surrounding Adelaide, this elegant residence offers an outstanding opportunity to enjoy sophisticated city living in a blue chip location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WSJFDG
Property Type	House
Land Area	128 m2
Including	Ensuite Toilets (2)

**Julian Rullo 0407846417**

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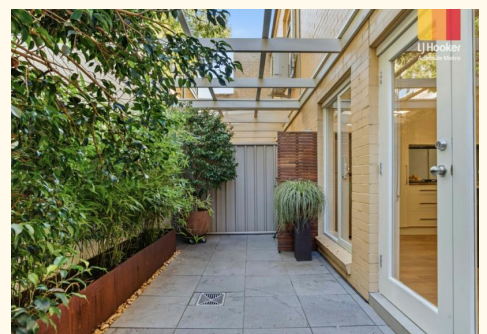
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**5/371 Angas Street, Adelaide, SA 5000**

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