



Kent Town, 58/8 Rundle Street

Sold by Greg Nicholls

2 1 1

For Sale
\$650,000

View
ljhooker.com.au/2BR9FDZ

Contact
Greg Nicholls
0478 131 807
greg.nicholls@ljhadelaidemetro.com.au

Greg Nicholls of LJ Hooker Adelaide Metro is proud to present this immaculate townhouse in the sought-after Malthouse Brewery complex, with secure undercover parking directly to your door for complete peace of mind.

Step into your personal haven through a private gate, where you'll find a delightful elevated front courtyard. Perfect for entertaining, it boasts a BBQ area surrounded by lush greenery, adding to the allure of this unique and character-filled locale.

Prepare to be captivated by the exquisite polished floorboards, freshly painted walls, and picturesque views of the charming courtyard. The contemporary open-plan design facilitates seamless entertaining, complemented by convenient downstairs storage, a powder room, and a laundry.

Retreat to the sleeping quarters featuring a delightful master bedroom complete with a



LJ Hooker St Peters
(08) 8362 8008

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.

charming balcony, ideal for savoring tranquil morning coffees amidst a lush green panorama or relishing the evening breeze. This expansive sanctuary is further enhanced by a built-in robe, two additional storage robes, and a split system air-conditioner ensuring year-round comfort. The adjoining two-way bathroom seamlessly serves as a luxurious ensuite. Equally inviting, the second bedroom offers guests comfort and convenience with a mirrored robe and easy access to the bathroom.

Features you will love:

- Unmatched access to delicious cafes, restaurants, shopping and iconic parks.
- Residents can enjoy exclusive access to the heated pool, spa, sauna, and gym!
- Modern open plan living.
- Split system air-conditioning for year-round comfort.
- Two-way bathroom with shower, vanity and bath tub.
- Powder room on the ground floor, for complete convenience.
- Neutrally decorated, the perfect blank canvas to add your personal touch.
- Gourmet kitchen with brand-new induction cooktop, filtered water and pantry.
- Huge master bedroom with outstanding storage space.
- Gorgeous private balcony.
- Dedicated parking bay, for complete undercover entry/exit.

The adjacent picturesque parklands serve as a natural buffer, providing priceless harmony while being in the heart of it all. You'll be spoilt for entertainment choice with The Garden of Unearthly Delights, other engaging Fringe Festival events, the Botanic Gardens, the Art Gallery, the University of Adelaide, the department and specialty stores of Rundle Mall, cosmopolitan restaurants and cafes in the East End, the National Wine Centre and the offices of the CBD all within walking distance. The property is also a short stroll to the prestigious Prince Alfred College.

Be quick to secure your secluded sanctuary in the City!

Rates:

Council : Norwood Payneham & St Peters : \$1,271.66 pa approx

SA Water : \$164.77 pq approx

Emergency Services Levy : \$139.20 pa approx

Community Rates : \$1,274.00 pq approx

Sinking Fund: \$312.00 pq approx

Community Manager : Whittles

Estimated rental assessment : \$580-\$620 per week (our written rental appraisal can be provided upon request)



LJ Hooker St Peters
(08) 8362 8008

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.

More About this Property

Property ID 2BR9FDZ

Property Type Townhouse

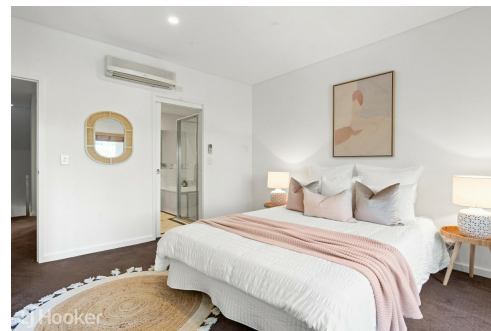
Greg Nicholls 0478 131 807

Sales Consultant | greg.nicholls@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.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 St Peters
(08) 8362 8008



58/8 Rundle Street, Kent Town, SA 5067

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.