

## Thebarton, 29B Phillips Street

### Modern Living on the City Fringe

Walking distance to the city, nearby cafes, and public transport, this home provides both comfort and a vibrant lifestyle. You'll be on the doorstep of The Entertainment Centre, Plant 4, The Brickworks, Parklands, and the free tram to all the city has to offer.

The ground floor of the home includes a versatile bedroom or home office with sliding door access to a private courtyard. Nearby, a convenient powder room sits adjacent to the double garage, which also incorporates laundry facilities.

Upstairs, the modern kitchen impresses with generous cupboard space, sleek stone benchtops, a dishwasher, and a gas cooktop. A mirrored splashback and pendant lighting over the breakfast bar add a touch of elegance. The spacious open-plan living and dining area is filled with natural light and extends seamlessly onto a large balcony, which is perfect for entertaining.

3 2 2

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/XH3HDM](http://ljhooker.com.au/XH3HDM)

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Both bedrooms are fitted with plush carpets and built-in wardrobes, while the master enjoys the added luxury of a private ensuite. The main bathroom, located off the hallway, is complemented by additional linen storage. Both bathrooms exude sophistication, featuring floor-to-ceiling tiling and stylish stone benchtops.

Positioned within a vibrant and well-connected suburb just minutes from the city center. The area is home to a variety of popular cafes and restaurants, such as Mister Sunshine's, and The Wheatsheaf Hotel, famous for its craft beers and live music. With its close proximity to the CBD, Thebarton provides easy access to public transport, including frequent bus and tram services. Zoned for Adelaide High and Adelaide Botanic High Schools.

#### Key Features

- Open plan living and meals area upstairs
- Kitchen boasts stone benchtops, dishwasher and gas cooktop
- Two bedrooms upstairs with built-in wardrobes
- Master bedroom features an ensuite bathroom
- Main bathroom accessible from hallway
- Third bedroom downstairs
- Powder room on ground floor
- Double garage with panel lift door and laundry facilities
- Spacious balcony extending from the living area, ideal for entertaining
- Private courtyard behind the garage on the ground floor, accessible from third bedroom
- Reverse cycle air conditioning throughout
- Solar panels
- Zoned for Adelaide High and Adelaide Botanic High Schools

#### Specifications

Title: Community Title

Year built: 2021

Council: City of West Torrens

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	XH3HDM
Property Type	Townhouse
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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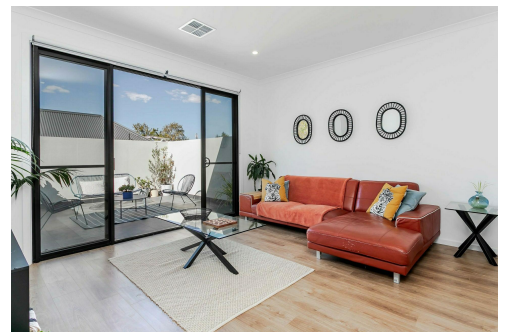
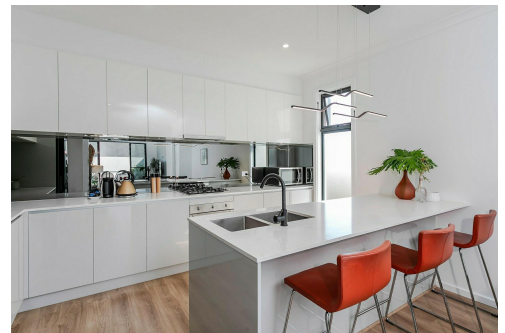
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