

**1/29 Bartels Street, Adelaide, SA 5000**



**House For Sale**

Saturday, 11 May 2024

1/29 Bartels Street, Adelaide, SA 5000

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 68 m2**

**Type: House**



Bevan Bruse  
0884318181



Theon Bruse  
0419816470

**\$860,000 - \$880,000**

THIS IS A BRILLIANT OPPORTUNITY. IT HAS GREAT VIEWS FROM TWO FLOORS OF BALCONIES AND ALSO IN A BRILLIANT LOCATION. CLOSE TO ABSOLUTELY EVERYTHING THE CITY OFFERS, THE CENTRAL MARKETS, THE UNIVERSITIES, THE CAFES, THE RESTAURANTS, THE HOTELS, YOU NAME IT, THIS TOWNHOUSE LOCATION HAS IT. SO CLOSE TO THE PARKLANDS. WHAT A GREAT SPOT TO LIVE. The townhouse has an entrance hallway that leads to a downstairs office area or 4th bedroom that has been divided off from the double garage (this has had council approval) this also has an access to the garage with lift up panel door to the front and there are also secure gates to the front of the group to give absolute security to this amazing townhouse. There is a third bedroom on the lower level with double doors out to the roadway which could also be used as a home office without entering the home. A very rare find. THE CENTRAL FLOOR of the home includes an excellent kitchen with ample cupboard and bench space and a living, dining room that is very generous in size and also has a huge balcony that goes all the way around this area with a larger area for outdoor entertaining. Also on this floor is a separate laundry and a powder room. The balcony area and living area has excellent 180° views over the city. THE THIRD FLOOR of the home includes 2 other very large bedrooms and a very large bathroom with bath, shower, WC and basin. THE 2ND AND 3RD FLOOR AREAS also includes huge balcony areas that are ideal for living in the city. Enjoying the amazing 180° views over the city skyline. Live in the city, enjoy the lifestyle. This townhouse is a very desirable offering that many buyers will be keen to acquire. Don't miss it. Live a vibrant lifestyle. A townhouse in a prime quiet spot. PLEASE NOTE – As the townhouse is tenanted, the photographs are from a previous sale in May 2022. CURRENTLY TENANTED - \$670 per week until 11th July 2024. Vacate Date could be earlier as we have let tenants out of lease if they wish to. INFORMATION Certificate Of Title: Volume 5907 Folio 210 Council: City of Adelaide Zoning: CC Capital City/ CF – City Frame Council Rates: \$2,340 per annum (approx.) SA Water Rates: \$210.38 per quarter (approx.) Emergency Services Levy: \$248.90 per annum (approx.) Community Levy: Admin - To Be Advised Sinking - To Be Advised Year Built: 2005 Land Size: 68m<sup>2</sup> (approx.) Primary: Zoned N/A Nearby unzoned: Sturt Street Community School, Gilles Street Primary School, Goodwood Primary School, Richmond Primary School Not Zoned: North Adelaide Primary School Secondary: Zoned: Adelaide High School, Adelaide Botanic High School Unzoned: Warriappa School, Thebarton Senior College, Bowden Brompton Community School Catholic Schools: St Raphael's School, Tenison Woods Catholic School, St Josephs Hindmarsh, Blackfriars Priory School, St John Bosco School, St Aloysius College 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. RLA 181689