

**10 Crowther Street, Adelaide, SA 5000**



**Townhouse For Sale**

Thursday, 30 May 2024

10 Crowther Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 150 m2**

**Type: Townhouse**



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## Best Offers By 25/6/24 1pm

Adelaide Property Brokers are proud to present this stunning, spacious 2-level city townhouse in the heart of the CBD. Its prime location is a gateway to Adelaide's bustling bars, exquisite restaurants and beautiful parklands. This townhouse epitomizes effortless living, offering a perfect blend of low maintenance, privacy, and security for your peace of mind. Designed to provide you with the freedom to come and go as you please, it features secure access points. A remote-controlled roller door ensures private parking, while a lockable front gate serves as the main point of entry, enhancing privacy. Additionally, an alarm system is installed for added protection, ensuring the safety of your home and belongings. The heart of this home is its modern and stylish kitchen, seamlessly integrated with a spacious dining area and family room, with access to your own private courtyard for outdoor dining and entertaining, perfect for hosting. The kitchen boasts sleek benchtops that provide ample workspace for meal preparation along with your everyday amenities, including a gas stove top and electric oven allowing you to be creative and show off your culinary skills along with a dishwasher for easy clean up. With three spacious bedrooms on the first level, the master bedroom serving as a luxurious retreat complete with a built-in wardrobe for ample storage, an ensuite bathroom with twin basins, a 2-person shower and a private balcony for you to enjoy on those balmy summer evenings. The main bathroom is functional and spacious, its thoughtful layout featuring a powder room, with a separate toilet to the shower and bathtub adding convenience for all household members with their daily routines. The first level and staircase with new freshly laid carpet, creating a cosy and inviting atmosphere throughout are complemented with a recent fresh coat of paint, both internally and externally, revitalized, giving the home a renewed and contemporary look ready for immediate occupancy. Reverse cycle air conditioning and heating will ensure optimal climate control for all seasons and comfortable living all year round. You will be in walking distance of Adelaide's Education District with Adelaide University, Uni SA, SAHMRI to name a few. Additionally, the convenience of City West Childcare Centre within walking distance provides a reliable and accessible option for early childhood education and care. Located within the sought-after school zones of Gilles Street and Goodwood Primary Schools, as well as Adelaide High School and Adelaide Botanic High School, this property offers access to top-quality education options for families. Whether you're looking for primary or secondary schooling, these reputable schools ensure that children receive a well-rounded education close to home. With so many dining options at your fingertips, you'll undoubtedly find yourself spoiled for choice when it comes to dining out. The diverse offers of cuisines will make it difficult to choose just one favourite spot, whether you are seeking a quick caffeine fix or a leisurely dining experience, you will not be disappointed. An approximate 10-minute walk to the tram or bus stop provides the added benefit of public transport, whether you are commuting to work or simply enjoying a day out, it's a small convenience that can make a big difference in your daily routine. With Rundle Mall in close proximity, you have access to a variety of shops and boutiques catering to all your daily needs, a bustling hub of activity and a shopper's paradise! Build 2005 Rates & Services Council Rates: \$565.98 p/quarter approx. SA Water: \$193.83 p/quarter approx. ESL: \$167.90 p/year approx. RLA 275183 Disclaimer - While the information provided can be helpful, it's essential for prospective buyers to conduct their own investigations to ensure accuracy and suitability for their needs. This might involve visiting the property, researching the neighbourhood, and seeking additional information from relevant authorities and exercising due diligence.