

**10 Pope Street, Adelaide, SA 5000**

**HARRIS**

**Townhouse For Sale**

Tuesday, 2 April 2024

10 Pope Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: Townhouse**



Effie Vlachoulis  
0412677189

**\$930k-\$970k**

Best offers by 11am Monday 22nd April (unless sold prior) Sleek, stylish CBD living without fault, 10 Pope Street captures the pinnacle of an inner-city lifestyle fused with private townhouse positioning tucked behind the iconic Hurtle Square. Already swooning with beautiful modern contemporary aesthetic, this understated stunner has undergone a list of recent updates and refurbs, instantly elevating it above its like-minded neighbours. From the light-spilling ground floor and entertaining hub where a spacious dining and cosy lounge bookend the sweeping, stone-topped chef's kitchen primed for casual eats and good conversation, nightly culinary triumphs to Friday night cocktail hour to kickstart your weekends – this beautiful free-flowing space is a self-contained social haven. With matching feature and form, tiptoe upstairs to discover a plush-carpeted second level delivering 2 generous, light-filled bedrooms both enjoying built-in wardrobes, while the master reveals a timber-decked balcony and luxe ensuite for those all-important daily rituals. Together with an equally new and designer main bathroom, cleverly-concealed Euro-style laundry, ducted AC, and a secluded all-weather alfresco shrouded in leafy greenery... there's a humble brilliance here tailor-made for cosmopolitan-loving couples eager to be on the doorstep of Adelaide's thriving drawcards. Every bit a sophisticated city oasis that has you walking distance to a raft of cafés dotted along Hutt Street, popular restaurants and pubs scattered in all directions, a stone's throw to Chinatown and the iconic Central Markets, as well as pocket-change Uber trips to Rundle Mall, the East End or bar-lined Leigh and Peel Street; labelling this anything other than an incredible lifestyle opportunity would be seriously underplaying it. Features you'll love:- Beautiful open-plan dining, lounge and designer kitchen combining for one elegant, entertaining hub- New stone-topped chef's zone featuring long island and breakfast bar, abundant cabinetry and cupboards, and gleaming stainless appliances including Smeg oven and stove top, as well as dishwasher- Wide glass slider inviting effortless alfresco flow from the lounge to a private, all-weather alfresco area- Light-spilling master bedroom featuring plush carpets, BIRs, lovely balcony and new luxury ensuite with floor-to-ceiling tiles, heat lamps and floating vanity- New main bathroom featuring the same designer features and finishes- Generous 2nd bedroom, also with BIRs, wide windows and plush carpets- Euro-style laundry, understairs storage and new ducted AC for year-round comfort- Lovely floating floors throughout the ground level, ambient LED downlights, and recently re-stained and re-varnished window frames, sliding doors and upstairs balcony- Secure carport and gated entry, and timber screening for added privacy Location highlights:- Popular cafés, bars and restaurants right at your fingertips, as well as moments to Chinatown, Gouger Street and the iconic Adelaide Central Markets- A Uber or tram ride to Leigh and Peel Street, Rundle Mall and Rundle Street teeming with restaurants, bars and all your boutique and brand name outlets- Close to gyms, yoga studios, theatres, as well as a range of university campuses and the CBD's nexus of office and corporate buildings Specifications: CT / 5796/8 Council / Adelaide Zoning / CL Built / 2000 Land / 103m<sup>2</sup> (approx) Frontage / 4.02m Council Rates / \$2228.90pa Emergency Services Levy / \$160.35pa SA Water / \$186.26pq Community / \$190.62pq Community Manager / Adcorp Estimated rental assessment / \$750 - \$795 per week / Written rental assessment can be provided upon request Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Mitcham Girls H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409