

112/271-281 Gouger Street, Adelaide, SA 5000

Apartment For Sale

Friday, 29 March 2024

112/271-281 Gouger Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Type: Apartment



Gary Yiu
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Best Offer by 16th April 5pm

ARIA on Gouger, strategically positioned at the serene terminus of Gouger Street, is an architectural marvel conceived by the acclaimed Loucas Zohas. It encapsulates the quintessence of modern urban living, offering residents the flexibility to strike an ideal balance between the vibrant city life and the tranquility and ambiance of a home setting. Whether you are drawn to the dynamic pulse of Adelaide's city centre or seek the solitude of your personal sanctuary, Aria ensures a harmonious urban living experience. Perfectly located in the heart of Adelaide, Aria provides convenient access to iconic landmarks such as the Central Markets. It is within walking distance to culinary delights, renowned restaurants, esteemed educational institutions, and expansive parklands. Furthermore a short bus and tram ride transports you to the retail haven of Rundle Mall boutique precincts. Aria Apartment 112 (2 bed 2 bath) features with two luxurious bedrooms (one spacious master-ensuite) and two bathrooms with built-in wardrobes. The open-plan kitchen is equipped with quality "Miele" stainless steel appliances, stone benchtop and ample storage. Brand new floorboard just installed throughout the living area and all bedrooms. This apartment also comes with European-style built-in laundry, newly installed split system reverse cycle air-conditioning, quality fixtures and fittings. The addition of an underground gym and a secure building with intercom access further enhance the appeal of these residences. This delightful apartment is located on Gouger street, within walking distance to public transport, central market precinct, high schools/college, parklands and all the good restaurants on Gouger street. Key Features:

- Ideal for First Home buyers, investors and those looking to downsize.
- Master ensuite plus a separate bedroom, All bedrooms come with BIR
- Spacious and light-filled living area with access to your private balcony plus extra study nook area
- Brand new floorboard throughout living areas and both bedrooms
- Stainless Steel Miele kitchen appliances, gas cooktop, rangehood, oven and built-in dishwasher included.
- High end kitchen fixed fitting with stone benchtop.
- Fully height tiled bathrooms and European laundry setup.
- Premium two pack joinery and ample cabinetry space lining the corridor and kitchen
- Newly installed air-conditioning with remote control and LED downlights.
- Secure and FOB exclusive access, Intercom system and NBN available
- Walking distance to public transport, central market precinct, high schools/college, parklands and other amenities
- Zoned to Adelaide High School and Adelaide Botanic High School Specifications:

- CT / Vol 6158 Folio 879
- Council / City of Adelaide
- Year of Built / 2015
- Strata Manager / Whittles Body Corporate Management
- Council Rate (approx.) / \$ 423 per quarter
- Water (approx.) / \$79 per quarter
- Strata Fee (approx.) / \$ 968 per quarter

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