

**112/283A Angas Street, Adelaide, SA 5000**

**HARRIS**

**Apartment For Sale**

Friday, 17 November 2023

112/283A Angas Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$710k-\$740k**

Currently tenanted to September 2024, this spacious 3 bedroom, 2 bathroom home represents a sound investment for investors. A prestigious location on the corner of Angas and Hutt Streets, this attractive home really is something quite special. Not quite a townhouse and not quite an apartment, it falls into a hybrid category and is most definitely a property you really do need to see for yourself. Sited in between a four-storey boutique apartment building and a heritage cottage, you will discover a private secure gated entrance. This access is only available for this unit and the neighbour. Secure intercom entry offers peace of mind for the level of security you desire. Wander down the pathway, listen to the sound of the birds and admire the mature trees that provide a lovely canopy of shade to this home. The ultimate lock-up and leave lifestyle is on offer. A private courtyard with mature leafy trees provides great shade for the western side of the building plus a pleasing outlook from every window. The impressively spacious floorplan gives the feeling of space more often found in a house, rather than a unit. Step into the light filled and roomy living area adjoining the open plan kitchen and dining area. The kitchen provides stone benchtops, double sinks, an electric cooktop and oven plus a dishwasher and loads of storage in the pantry. Three double sized bedrooms feature charcoal toned carpet. The oversized master bedroom is complete with a walk-in robe which flows through to the neutral toned ensuite bathroom. The second bedroom offers built-in robes. The main bathroom is central to the apartment with a shower over the bath, vanity, and laundry facilities cleverly tucked behind bi-fold doors. The stacked front loader washing machine and clothes dryer will be included in the purchase. The private terrace is like your own leafy oasis. Space for your outdoor table and couches where you can stay cool during the hot summer days with an awning to also offer privacy. The mature trees provide a lovely cooling effect to the terrace and unit too. Extras include:- Ducted reverse-cycle air conditioning- Gas hot water service- Voice-controlled intercom security gate with camera- Private and direct access to the garage- Storage cage- Garaging for one vehicle A few steps to the cosmopolitan activity of vibrant Hutt Street, you can dine at Chianti or Bar Torino, Bocelli Café, Bai Long Store, House of Chow plus a load of other choices. Or stroll across the road to the late night 7-day gourmet IGA Supermarket and boutique shopping, banks, post office and library. The free Adelaide connector bus will take you to many other popular Adelaide destinations. Definitely a property you need to inspect! Specifications: CT / 6065/635 Council / City of Adelaide Zoning / CC Built / 2009 Council Rates / Emergency Services Levy / SA Water / Community Rates / Community Manager / Whittles Nearby Schools / Gilles Street Primary School, Sturt Street Community School, Adelaide Botanic High School, Adelaide High School, Urrbrae Agricultural High School 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