

127 Ifould Street, Adelaide, SA 5000

**NOAKES
NICKOLAS**

Sold Townhouse

Thursday, 21 September 2023

127 Ifould Street, Adelaide, SA 5000

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 53 m2

Type: Townhouse



Simon Noakes
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Sophie Fry
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\$961,000

Best Offers by Monday 9th of October by 12PM (Unless Sold Prior).Constructed in 2005 and maintained to a high standard, this three-bedroom townhome on Ifould will provide a practical and stylish base for city lovers and CBD workers alike.Behind an ageless rebel facade, 185m² of living is spread over four floors, from the garage and third bedroom/home office of the ground floor, to the idyllic rooftop entertaining deck.Find open plan living on the first floor, and the primary sleeping quarters tucked away on the second floor. Expanding over Tasmanian Oak timber floors, the living space centres around dining, with a spacious lounge and a lovely balcony for drawing the outdoors in.The kitchen's Caesarstone island bar is a fabulous focal point, while stainless steel appliances and an abundance of sleek 2pac style cabinetry keeping everyday effortlessly chic and practical.Two bedrooms also with Tasmanian Oak floors are fitted with wall-to-wall built-in robes for maximum storage. Each enjoying plantation shutters and their own bathroom, the main has a large bright and white ensuite bathroom with a bath, while bedroom two has the convenience of another bathroom/laundry.Finally, offering a versatile lofty second living space, move up to the rooftop entertaining deck to take in sunset views over Adelaide, dine Alfresco undercover or simply to lounge and relax.This location puts the best of Adelaide at your feet. Pick up morning coffee at POGO, shop at the Adelaide Central Market, catch up for a pint at the Seven Stars and Coopers Alehouse, and shop, dine and enjoy the nightlife of nearby Rundle Street.Don't miss:- Reverse cycle ducted A/C and heat throughout- Secure double garage with extra storage space- Secure alarm system- Electric hot water system- Zoned to Adelaide High and Adelaide Botanic High, walking distance to Gilles Street Primary and within the catchment area for Sturt Street Children's Centre while easy access to St Aloysius College, Christian Brothers College and Pulteney Grammar School- Easy access to the Adelaide Central Market, Foodland, Coles and Woolworths- Close to trams and buses while within the CBD and city fringe e-scooter and bike zonesLand Size: 53sqmYear Built: 2005Title: CommunityCouncil: City of AdelaideCouncil Rates: \$2,527.80PASA Water: \$250PQES Levy: \$160.35PACommunity Rates: \$378.65PQRental Assessment: \$750-\$800PWDisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.