

# 13 Tomsey Street, Adelaide, SA 5000

## House For Sale

Tuesday, 23 January 2024

13 Tomsey Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 94 m2

Type: House



Sharyn Yelland



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## Contact Agents

This quaint Torrens Titled city townhouse is the perfect option for those seeking quality city living. Conveniently located within a 2-minute walk to Hutt Street and the South Parklands, all amenities are easily accessible. Ideal for individuals, couples or young families, this townhouse offers modern and functional living spaces. The design and layout of the home have been thoughtfully planned to optimise both style and functionality, including open plan kitchen/dining, dedicated laundry and powder room. The large separate lounge/living is located at the front of the home whilst the versatile spacious loft is ready to be utilised as an additional living space or office/study. The convenient proximity to Hutt Street means you'll have a wide range of cafes, restaurants and shops right at your doorstep. Whether you're looking for a quick coffee, a delicious meal or some retail therapy everything is within close reach. Enjoy peace of mind with valuable secure undercover off-street parking for one car, complemented by a convenient back door entrance directly into the kitchen for effortless and safe access. The South Parklands provide a beautiful green space for outdoor activities and relaxation. Enjoy leisurely walks, picnics and exercise in this serene and picturesque setting. Further features include:- Large open plan kitchen/dining- Separate lounge/living room- Stylish plantation shutters throughout- Dedicated laundry- Bathtub- BIR in bedroom two- French doors open onto master bedroom balcony- Gas heater in lounge room- Ducted air-conditioning throughout- Large under stair storage space- Secure off street parking for one car. With many prestigious schools such as Pulteney Grammar, Gilles Street Primary, Adelaide High School, Adelaide Botanic High School and Adelaide University all within walking distance, this versatile residence is ideal for young families, students and professionals seeking a low-maintenance and carefree city lifestyle. Overall, this townhouse offers a convenient and comfortable living experience in the heart of Adelaide's CBD. It's an ideal choice for individuals or couples who value a modern and functional home in a highly sought-after location. CT | 5164/565 Council | Adelaide City Council Council Rates | \$1,953.30 pa approx. SA Water Rates | \$173.98 pa approx. ESL | \$145.15 pa approx. Title | Torrens Year Built | 1993