

**14/11-17 Walkerville Terrace, Gilberton, SA 5081**

**Boffo**

**Sold Unit**

Tuesday, 21 November 2023

14/11-17 Walkerville Terrace, Gilberton, SA 5081

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jimmy Wu  
0882697711



Caelum Young  
0429529219

**\$507,500**

This quality, two-storey home is located in the prestigious suburb of Gilberton and is perfect for those looking for the ultimate cosmopolitan lifestyle. Superbly located within walking distance to North Adelaide Parklands and to the wonderful Walkerville Terrace Shopping Precinct including popular venues such as The Nest, Coffee Institute and Sussex Hotel. Boasting a large open plan living and dining area that flows seamlessly to the kitchen and courtyard, creating the perfect space to entertain or relax and unwind. Absolutely ideal for buyers looking for a quiet low maintenance lifestyle, first home buyers seeking to enter the market in a City fringe location, country people needing a City pad or investors wanting to attract quality tenants. Features that make this home special: Lower level comprising:- Open plan living and dining area with air conditioner- Kitchen with gas cooktop and ample bench and cupboard space - Valuable second toilet- Separate laundry with direct rear yard access - Private courtyard - Single carport Upper level comprising:- Two good sized bedrooms both with built-in robes, bedroom one with air conditioner and balcony - Bathroom with separate bath and shower Property Details:- Currently tenanted to wonderful tenants at \$350/week until the 12th of December 2023- Current rate \$1,382/annum- Water supply \$74.2/quarter- Sewer \$79.5/quarter- Apportionment percentage for water use is 3.33%- Admin levy \$400/quarter- Sinking levy \$175/quarter- Well managed group of 29 single and double storey units Relish the convenience of being less than 3kms (approximately) to North Adelaide and the Adelaide Oval Riverbank precinct and just 4kms (approximately) to the CBD. Enjoy your weekends with easy access to plenty of delightful cafes and restaurants and the serene River Torrens Linear Park. In close proximity to excellent public and private schools including Walkerville Primary, Adelaide Botanic High, St Andrew's, St Monica's, Wilderness and St Peter's, just to name a few. Public transport is close by on Walkerville Terrace, providing easy access to the CBD, Adelaide Oval and the city's premier Universities. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174