

**2/224 Grote Street, Adelaide, SA 5000**

**HARRIS**

**House For Sale**

Friday, 17 November 2023

2/224 Grote Street, Adelaide, SA 5000

**Bedrooms: 3**

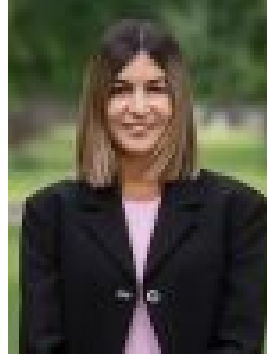
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Yianni Garbas  
0412434587



Alicia Nickolas  
0434391417

## Contact Agent

Take a secret slice of the CBD and fastidiously reimagine it through a Scandinavian lens - 2/224 Grote Street is an urban oasis that is simply, magically, and completely unforgettable, and guaranteed to leave you wildly daydreaming about what's beyond every CBD door you pass for years to come. A masterclass in harmonious living, every inch has been fastidiously examined and executed with precision. Full insulation, double glazing, solar panels and solar hot water system ensure total climate-optimisation, while imported oak, epoxy floors and deep-toned cabinetry are delicately layered and always in perfect balance, delivering soulful detailing to savour throughout the breathtaking space. Canopied by soaring sloped ceilings and skylights, an expansive open plan living area optimises scale to create an obsession-worthy home hub. Complete with bench seat and sliding ladder, a library wall is sure to inspire even the most reluctant bibliophile, while pendant lighting defines distinct, intimate zones. Extending the footprint south and blending indoors and out seamlessly, an enviable courtyard is ready to host social events of every scale. Summer entertaining is sorted, and with outdoor blinds on hand, is additionally set to stretch over all seasons. Boasting a north-facing window that frames the finest green wall view in the Adelaide CBD, the kitchen unites Stone-look benchtops, mosaic honeycomb splashback, under-cabinet lighting and a full suite of the finest European appliances to establish a workspace as intuitive as it is stylish. Three serene bedrooms are primed for your custom configuration, spread across the floorplan for maximum privacy and flexibility. An extensive bathroom finishes the equation, blending floor-to-ceiling tiles, heated marble floors, Novello vanity and Vola tapware to produce the ultimate self-care retreat. Rockstar placement in the western CBD ensures easy access to everything you could ever need. A short walk west delivers you to the parklands for down time exploring the gardens or playing outdoor sport, or head east and explore the culinary delights of Chinatown and the Adelaide Central Market. A first-class ticket to European bliss without ever having to present your passport. Once-in-a-lifetime doesn't begin to cover it. More to love:- Solar panels and solar hot water service- Small group of 3- 2 Allocated carparks- Private front and rear entrances- Ducted reserve cycle air conditioning with thermostat control and linear vents- 7 x 250 litre rainwater tanks- Built-in storage to entryway- Insulated roof storage with solid timber floor- Garden shed- Ceiling hung curtains- Luciferos LED Downlights- App controlled automated blinds- Tilt-and-turn double glazed windows - Contemporary kitchen with Neff rangehood and oven, Electrolux induction cooktop, Miele dishwasher, Franke sink and filtered tap- Laundry facilities and heated towel rail to bathroom- Built-in robes

Specifications: CT / 5036/458 Council / Adelaide Zoning / CC Built / 1975 Council Rates / \$1,586.00pa Emergency Services Levy / \$131.60pa SA Water / \$157.09pa Strata Rates / \$780.00pa Strata Manager / Unitcare Services

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Sturt Street Community School, Gilles Street P.S, Goodwood P.S, Richmond P.S, Cowandilla P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S

Disclaimer: 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