

**202/271 Gouger Street, Adelaide, SA 5000**

**HARRIS**

**Apartment For Sale**

Thursday, 30 May 2024

202/271 Gouger Street, Adelaide, SA 5000

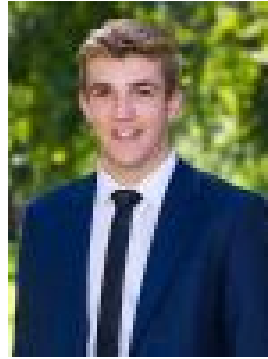
**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Yianni Garbas  
0882023500



Jack Helms  
0409734453

## Contact Agent

Experience contemporary urban living and convenient proximity in this sleek inner-city apartment. Floating timber floors create the perfect foundation for the flowing floor plan consisting of two generous bedrooms with BIRs; the Master suite enjoying direct access to the two-way central bathroom. Sitting within the heart of the home, the sleek kitchen exudes modern efficiency, integrated within the living space without intrusion. Enjoy premium Miele appliances, including a semi-integrated dishwasher, gas cooktop, and electric oven, complemented by gleaming splashbacks and ample cabinetry.

**Key Features:**

- Airy, open-concept living area, opening to a sunlit north-facing balcony.
- Gourmet kitchen equipped with Miele stainless steel appliances.
- A main bathroom featuring floor to ceiling tiles.
- Climate-controlled interiors via a Daikin ducted reverse cycle air conditioning system.
- A discreet European laundry setup.
- LED downlights and floating timber floorboards.
- Additional lockable storage cage.
- Building security through intercom access.
- Fully equipped gym and bicycle storage for residents.
- Located within the school zones for Adelaide High School and Botanic High School.

The property's location ensures that a short stroll brings you to Gouger Street's bustling cafes and restaurants, lush parklands, Adelaide Central Market, Chinatown, UniSA West Campus, TAFE SA, and the Royal Adelaide Hospital.

**Specifications:**

- CT / 6158/882 Council / Adelaide Zoning / CC Built / 2015 Council Rates / \$1768 pa
- Strata/Community Rates / \$1,000 pa
- Strata/Community Manager / Whittles Body Corporate Management Services
- Emergency Services Levy / \$96 pa
- SA Water / \$203 pa
- Estimated rental assessment / \$550 - \$570 per week /

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 | 333839