

**211 East Terrace, Adelaide, SA 5000**

**HARRIS**

**Apartment For Sale**

Thursday, 25 April 2024

211 East Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Richard Hayward  
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## Contact Agent

Best Offers By 12pm Wednesday 8th May

Settling into its preferred corner position on an East Terrace row, this Torrens-titled townhouse presents an incredible home base for those who love to be front and centre for all the cosmopolitan spoils of a city-based life. Facing the Parklands and situated just footsteps from all the Fringe shows and hot laps of mad March, the residence is securely wrapped in a high brick courtyard that benefits from northerly sunshine. Entering from the undercover alfresco, the lower level provides a light and bright living domain upon floating floors, and the all-round warmth of a cosy gas heater. Behind a convenient ground floor bathroom, the dine-in kitchen is fitted with chef-grade Miele appliances and Caesarstone benchtops, balanced by the warmth of timber VJ-panelled cabinetry. Another courtyard connects from here, allowing direct entry from the secure rear garage. A central timber staircase ascends to the loft-style upper level, where a huge master spans under timber raked and across generous proportions, accessing an ensuite and balcony with a beautiful view out to the 150-year-old eucalypts of Victoria Park and beyond. A second bedroom boasts both walk-in closet and built-in cupboards, doubling as a great space for a home office and designated dressing room. Step out from your city terrace to enjoy the buzzing hive of the central CBD, granting endless options for weekend entertainment, dining, shopping and nightlife, along with a traffic and parking-free commute by foot to your weekday office. Even more to love:

- Secure garage with rear access
- Remodelled throughout
- Two updated bathrooms
- 1kW solar panels
- Low-maintenance courtyards
- Ducted R/C air conditioning
- Gas heating to lounge
- Zoned for Adelaide & Adelaide Botanic High Schools
- Proximity to city-to-bay tram, Central Markets, Rundle Mall, Adelaide Oval & University of Adelaide

Specifications: CT / 5487/486 Council / Adelaide Zoning / CLET Built / 1982 Land / 122m<sup>2</sup> (approx) Frontage / 7.28m Council Rates / \$2,439.20pa Emergency Services Levy / \$177pa SA Water / \$280pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Urrbrae Agricultural 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