

**222-224 Gilles Street, Adelaide, SA 5000**

**Professionals**

**Sold House**

Tuesday, 27 February 2024

222-224 Gilles Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 239 m2**

**Type: House**



Caleb Robins  
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**\$1,250,000**

Team 888 proudly presents 222-224 Gilles Street, Adelaide. Auction: Saturday 16th March @ 12:30pm (Unless sold prior) Step back in time with this enchanting 1880s Bluestone fronted Villa nestled in a tree lined street in the Southeastern precinct of the city. Welcome to a residence that exudes charm and history, where each brick and ornate feature tells a story of a bygone era. Lovingly owned by the same owner for the last 40 years, this well-maintained home is a true testament to timeless craftsmanship and architectural elegance. This home transports you to a different era whilst offering modern conveniences. Extraordinary street appeal, a Grande Bluestone facade accented by the iron lacework, cream quoins and tessellated tiled front porch. The central hallway arch and ornate ceilings is but a preview of its internal ornate features. Fireplace's, 4 panel doors, ornate ceilings, decorative cornices, skirting boards and architraves all a reminder of the heritage of this period home. The versatile floorplan lends itself to different configurations and uses. In its current configuration, the home is utilized as a formal lounge and spacious separate dining. The 3 bedrooms filled with natural light and are of a traditional size. A retro fitted ensuite to bedroom 1 now ensures that 2 of the 3 bedrooms have 2-way ensuite functionality. The light and bright upgraded kitchen offers ample storage and a servery into the lounge. Behind the secure front pillar and metal fence with double driveway gates sits the mature gardens, to the rear of the home, an intimate pitch roof all weather pergola with a terrazzo floor, perfect for the Sunday brunch or even night time dining. A CBD big 239sqm block with a double frontage of 13.11m gives the feeling of space with the added appeal of an off-street secure car park. To the rear of the home is 2 corridor like storage or utility zones, both handy and practical. A modern reverse cycle ducted air conditioner has you comfortable all year round. Zoned for Adelaide and Botanic High schools and a choice of some of Adelaide's prestigious private educational institutions easily accessible, not forgetting Uni SA and TAFE campuses. Conveniently situated in the Southeastern precinct, providing easy access to Victoria Park, Chinatown, Central Markets, shops, restaurants, and pubs. Literally a few minutes walk to the Hutt Street precinct, a choice of pubs, cafes, conveniences and a 7 day supermarket, you wont even need your car! Prosper in the energy of the CBD, the fringe, WOMA Adelaide, tour down under, the V8's, Adelaide oval, festival theatre, botanic gardens, numerous park lands, and many more cultural events. Your chance to Immerse yourself in the character and warmth of this 1880s grand old lady affectionately known as Emma. Zoning: City Living (CL) - Subzones: Medium-High Intensity (MHI) Council rates: \$692 P/Q Water rates: \$223.1 P/Q + usage RLA 188874