

271 Angas Street, Adelaide, SA 5000



Sold House

Thursday, 5 October 2023

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Bedrooms: 2

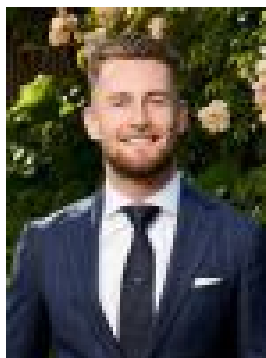
Bathrooms: 2

Parkings: 2

Type: House



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If you fancy the convenience and excitement of living in the heart of Adelaide's CBD but want home to be a true haven - a space basked in natural light, where you walk through the front door into a fully air conditioned interior and leave the rush of the world behind, then this contemporary private and secure, two storey townhouse in the city's luxe East End, is surely the end of your property search. One of only three in its group, all sporting sleek rendered facades with sumptuous timber accents and leafy trees behind rendered walls, this townhouse is understated elegance at its best. On entry, honey-toned polished timber floors span the sun kissed lower level where a designer kitchen equipped with chic marble splashbacks and a striking stainless steel bench top over its island-style dining bar, sits between the family living and dining areas, with both ends opening through full-height glass onto delightful courtyards with low-key landscaping. A custom-built office nook nestles under the stylishly balustraded staircase leading to the carpeted second floor. Here, a central retreat zone provides a sociable buffer for quiet reading, TV or an additional work from home space. On either end of the upper floor sit two generous master bedrooms - both with luxury ensuites featuring floating vanities, full height windows capturing garden and city views and plenty of storage, one with a spacious walk-in robe, and the other with built-ins. Back downstairs a full service laundry and handy guest powder room is accessed off the kitchen. It's the seamless flow between inside and out, created by the full length windows and a massive timber-framed glass slider off the dining area that really sets this townhouse above the rest. While the front courtyard is a more intimate space for enjoying cappas in dappled morning sunshine, the paved rear courtyard, with its remote controlled overhead shade system, and decorative corten steel screening, can easily fit a feasting table - making it the perfect place for entertaining. At this address, all the city sights and services are a stroll away - including restaurants, galleries, theatres, Rundle Mall, the Central Market, or Victoria Park/Pakapakanthi and all its recreations. You can securely accommodate two cars (and a couple of bikes!) in your private double garage, for trips further afield. You can truly 'have it all' FEATURES WE LOVE • Polished timber-floored open-plan living and dining areas with full-height windows to an intimate secure front courtyard, and a statement timber-framed glass sliding door to the larger rear entertaining courtyard • Designer kitchen with marble splashback, stainless steel island bench top with built-in sink, sleek white cabinetry and dishwasher • Custom built study nook under the carpeted internal staircase • Two master bedrooms at either end - both carpeted with full height-glass windows looking into the courtyards with broader city views, swish ensuites with floating vanities and large showers, and plenty of storage; one bedroom with walk-in robe the other with built-ins • A central retreat area between the two bedrooms to maximise privacy and create a sociable space on this level for quiet reading, TV or additional work from home space • Ducted air conditioning throughout and a handy powder room on the lower level off a dedicated laundry • Retractable remote-controlled shade systems over the full width of the rear courtyard and front windows, decorative corten steel screens and easy care front and rear gardens with a large paved entertaining area • Secure double garage off a private driveway with remote controls for the front access gate and private garage door. Garage accessed from the home through a sumptuous timber screen off the rear entertaining area • Solid double brick construction rendered and painted • Minimal individual and corporate maintenance LOCATION • Work up an appetite with a walk in the city's spectacular parklands - less than 7 minutes on foot to Victoria Park/Pakapakanthi • A few minutes' walk along Hutt Street and you find numerous eateries, coffee shops, restaurants, boutiques, specialty services and medical professionals • Supermarket - a 2 minute walk or stroll to the Adelaide Central Market or Rundle Mall • Walk, cycle, bus or tram your way to work in the city CBD or city-fringe locations, north, south, east or west • Zoned for Gilles Street Primary School, Adelaide Botanic High School and Adelaide High School. Close to local private schools - CBC Adelaide, Pulteney Grammar, Prince Alfred College, St Aloysius College as well as two Universities • Only 15 minutes to Adelaide Airport or 17 minutes to Crafers and the gateway to the Adelaide Hills and its world class wineries Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Adelaide Zone | CC - Capital City \\ Land | 149sqm (Approx.) House | 170.2sqm (Approx.) Built | 1998 Council Rates | \$2800 pa Water | \$227.70 pq ESL |

\$454.80 pa