

**28 Charlotte Street, Adelaide, SA 5000**



**Townhouse For Sale**

Thursday, 13 June 2024

28 Charlotte Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$770k - \$830k**

Offers Close Thur, 4th July - 12pm (usp) Located off South Terrace, in the popular south-eastern corner of the city, steps to the beautiful Himeji 'Japanese Garden' & moments to vibrant Hutt Street & Victoria Park. Hop on the free City Connector bus, taking you through the city, Adelaide Oval and over to North Adelaide. Street frontage, 80's built, Torrens Titled townhouse, offering secure off-street parking, with an auto. controlled door to a wide, paved carport and combined front courtyard. Pedestrian access from a lockable steel-slatted gate. Step into a modern interior with a practical, decorative-tiled floor. Right of entry, the welcoming lounge room provides Rinnai gas heating & large picture windows, overlooking the neat front courtyard. Enjoy cooking up a storm in the modern, well-equipped kitchen. It is fitted with white, high-gloss cabinetry, striking cherry red glass splashbacks & Corian benchtops. Appliances include a gas stainless steel cooktop (wok burner), electric under-bench oven, rangehood, Bosch dishwasher, pull-out preparation tap, microwave shelf & servery to the dining. The kitchen adjoins a good size dining area, featuring a set of classic timber French doors opening to the neat paved rear courtyard. An additional door + security screen door also opens out to the yard. There is a laundry room off the kitchen, fitted with a trough & storage cupboard. Timber steps line the staircase which take you to the air-conditioned accommodation. There are 2 double bedrooms, plus an optional 3rd bedroom (child's room) or study. The main bedroom offers tree-top/street views & mirrored panel sliding robes, whilst bedroom 2 enjoys a pleasant east-facing view. There are remote-controlled ceiling fans in bedrooms 1 & 2, outdoor blinds, sheer & block-out interior blinds and new, modern, grey-toned carpet. The sparkling bathroom includes a bath, shower, vanity, toilet & heated lighting - ideal for those 'chilly' mornings. Extras Include:- New all-white wall décor, slimline rainwater tank, garden shed, insulation & solar. Council - Adelaide Zoning - / CL - City Living MHI - Medium-High Intensity Year Built - 1981 Land Size - 111m<sup>2</sup> Total Build area - 142m<sup>2</sup> Council Rates - \$2,123.90 pa Emergency Services Levy - \$142.20 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403