

3/179 Sturt Street, Adelaide, SA 5000

HARRIS

Townhouse For Sale

Thursday, 30 May 2024

3/179 Sturt Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 102 m2

Type: Townhouse



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\$780k-\$825k

Secluded, secure and on the doorstep of this quiet yet no-less cultural nexus of the CBD's West End teeming with popular cafés, destination restaurants and bustling bars on every other corner, 3/179 Sturt Street steals the show for cosmopolitan appeal and endless lifestyle ease. Privately set back from the street in a small owner-occupier group of 4, classic red-brick charm gives way to light-filled open-plan living and stylish modern simplicity. From the bright and airy lounge at entry giving way to the combined kitchen and dining zone, to the banks of gallery windows and gorgeous vine-covered and sandstone alfresco beyond – there's an understated elegance here that keeps the resident foodie in good company as they wine and dine friends or just unwind and relax. A 2-bedroom haven tailor made for city-loving couples, upstairs sees plush carpets sweep across this light-filled second level footprint. Supremely spacious in size, both bedrooms bookend the sparkling main bathroom, while the master enjoys wide built-in robes, private ensuite and large glass sliding window for fresh-air starts to your mornings. Together with a host of modern inclusions, ranging from newly installed Daikin zoned AC for year-round comfort at the touch of a button, ambient LED downlights, cleverly concealed Euro-style laundry, and secure garage... this is every bit a feature-packed package and quintessential Adelaide city abode. With unrivalled convenience waiting right at your fingertips too, start picturing Friday night walks to the cuisine capital Gouger Street or Saturday mornings filling your fridge with fresh produce from the iconic Central Markets, while pocket-change Uber rides see you to the vibrant Leigh and Peel Street for all your social calendar catch-ups, as well as keeping you in the box seat for Adelaide's endless festival seasons. Features you'll love:- Free-flowing ground level gliding over on-trend floating timber floors and delivering a light-filled lounge, stylish kitchen and beautiful dining zone- Spacious foodie's hub featuring great bench top space and breakfast bar inviting casual eats and good conversation, abundant cabinetry and cupboards, and gleaming stainless appliances including dishwasher- Charming sun-dappled alfresco area with established lemon tree and vine-covered walls- Generous master bedroom featuring plush carpets, ceiling fan, BIRs and private ensuite- Equally spacious 2nd bedroom- Neat and tidy main bathroom with shower and bath combo, and Euro-style laundry- Recently installed Daikin zone ducted AC with app/Bluetooth control- Secure garage with auto roller door- Small group of 4 Community Group properties (3 owner-occupied) with extremely low strata fees Location highlights:- Perched in this quiet pocket of the CBD's south west walking distance to popular local cafés and vibrant pubs, as well as the scenic South Terrace Parklands- A stone's throw to the iconic Gouger Street, Chinatown and Central Markets for wonderful access to delicious restaurants, fresh produce and famous specialty stores- Minutes from the thriving West End offering more restaurant dining and trendy bars- Easy access to Rundle Mall and Rundle Street for boutique shopping, brand name outlets and all your entertainment needs Specifications: CT / 5924/713 Council / Adelaide Zoning / CL Built / 2005 Land / 102m² (approx) Council Rates / \$2135.55pa Emergency Services Levy / \$148.25pa SA Water / \$173.98pa n/d Community Rates / \$169.95pa Community Manager / Self Managed Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Sturt Street Community School, Gilles Street P.S, Goodwood P.S, Richmond 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 | 226409