

**31 Halifax Street, Adelaide, SA 5000**

**HARRIS**

**Sold Apartment**

Wednesday, 17 January 2024

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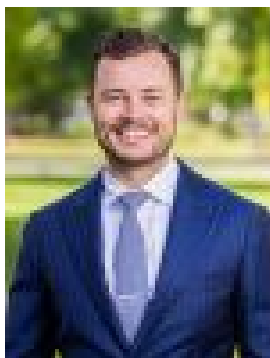
**Bedrooms: 2**

**Bathrooms: 1**

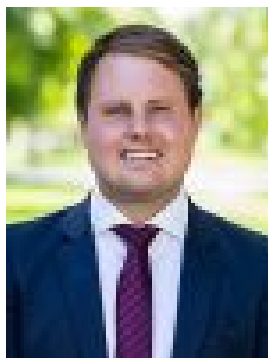
**Parkings: 1**

**Area: 67 m2**

**Type: Apartment**



Taylor Bishop  
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## Contact agent

Secure, stylish and fabulously placed within the primarily owner occupied Lumiere building, this modern two-bedroom apartment offers a wonderful lifestyle and home base in the heart of the CBD - complete with stunning rooftop terrace and pool! Set on the third floor, enjoy enviable views of the Adelaide Hills and Parklands, as well as acoustic rated and double brick flooring and walls for everyday comfort and privacy. Enter the apartment onto the floating timber floors. Ahead, a modern galley kitchen provides everything you need when you're not exploring CBD dining hotspots, with a sleek stainless steel benchtop, dishwasher, oven and water filter tap. Boasting excellent lighting and extensive mirrors, the well-sized bathroom includes a walk-in shower and plenty of storage, plus built-in laundry facilities. Featuring two bedrooms, the largest with floor to ceiling mirrored built-in robes, and the second including feature doors that open onto the open plan, light filled lounge and dining living space. Finally, the stylish private balcony with timber decking is the perfect size to BBQ and dine Alfresco, as well as creating an extra sense of space. Enjoy a regular rotation of celebrated restaurants within a one-minute stroll from your front door including the award winning Herringbone, The Greek, La Trattoria, Citi-zen, as well as great pubs including Gilbert Street Hotel and the convenience of Gilbert Street IGA Continental Supermarket. You're also just one-minute walk from the free city tram, carrying you to the renowned Adelaide Central Market being one of the largest undercover fresh produce markets in the southern hemisphere, Rundle Mall retail shopping precinct or CBD centre, while on foot, the wonderful southern parklands offer playgrounds, sporting fields, gardens as well as just over the road from your front door, one of Adelaide's leading yoga studios, Human.Kind. More features to love: - Excellent private and quiet apartment position within Lumiere apartment building - Premium building facilities including light-filled open-air atrium, elevator, rooftop pool and terrace with views to the Adelaide Hills and parklands, and NBN high-speed fibre internet - Reverse cycle ducted A/C throughout - Secure remote control access undercroft designated carpark - Security intercom, CCTV cameras throughout buildings and personalised security swipe access to building and apartment level - Gas hot water system - Solar panel newly installed, with solar feed-in credits to save on your bills! - Within close walking distance of a range of trams, trains, scooters and buses - Zoned to Adelaide High and Adelaide Botanic High, a one minute's walking distance to Gilles Street Primary and Pulteney Grammar and within the catchment area for Sturt Street Children's Centre Specifications: CT / 5920/949 Council / Adelaide Zoning / CMS Built / 2004 Council Rates / \$1,493.70pa Emergency Services Levy / \$181.55pa SA Water / \$153.70pq Estimated rental assessment / \$450 - \$495 per week (Written rental assessment can be provided upon request) Nearby Schools / Gilles Street P.S, Sturt Street Community School, Goodwood 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