

**31 Symonds Place, Adelaide, SA 5000**

**HARRIS**

**Sold Townhouse**

Monday, 4 September 2023

31 Symonds Place, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 51 m2**

**Type: Townhouse**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$690,000**

Located right on the southern border, 31 Symonds Place is a compelling opportunity. Whether you're seeking a stylish city weekender, ultra low maintenance home or secure investment, this sleek contemporary townhouse designed by award-winning architects, JPE Architects is sure to end your search swiftly. Casting secure and stately street appeal, a compact frontage uses contrast colour palette and timber details to generate an impressive figure. A central living area to middle floor is elevated by floor-to-ceiling windows, light-wash floors and high ceilings, expertly harmonising with the streetscape thanks to balcony with glass balustrade. Rich timber detailing spans across the dining area to unite with the kitchen, where stainless steel appliances, stone benchtops, and gas cooktop combine to create a generous workspace and elegant home hub. To top floor, sloping ceilings provide a lofty canopy for the slumber zones, with light-filled main bedroom suite stylishly completed by private balcony and ensuite, while an additional spacious bedroom and bathroom complete the upper storey. Further floorplan dexterity is delivered by an additional bedroom to ground floor, offering plenty of scope to adapt for your needs, be they additional living space or a bespoke home office for work-from-home days. With no weekend maintenance to take care of, ideal placement right on the fringe of the southern parklands makes it easy to spend down time exploring Veale Gardens, playing outdoor sport, or scaling the heights of TreeClimb Adelaide. Close to the Gilbert St IGA and Hotel, as well as Chinatown and the Adelaide Central Markets for a plethora of culinary delights at your doorstep. Moments from the tram line, it's never been easier to head to Glenelg or Hindmarsh without ever having to worry about getting the car out of the garage, or to commute across the CBD with ease each morning. Your new lock-up-and-leave lifestyle awaits....More to love:- Rear access internal garage- Ducted air conditioning- Concealed European laundry with WC- Downlighting- Solid wood floors and neutral carpets- Currently tenanted until 11th December, 2023 at \$560pw Specifications: CT / 5918/724 Council / Adelaide Zoning / CC Built / 2006 Land / 51m2 Council Rates / \$1897.45pa ES Levy / \$145.85pa SA Water / \$184.72pa Community Rates / \$286.00pa Community Manager / MGA Whittles Estimated rental assessment / 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