

326 Angas Street, Adelaide, SA 5000

HARRIS

House For Sale

Wednesday, 20 March 2024

326 Angas Street, Adelaide, SA 5000

Bedrooms: 4

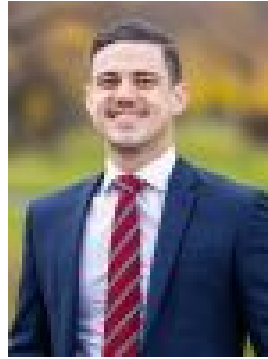
Bathrooms: 3

Parkings: 2

Type: House



Georgie Todd
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Contact Agent

Best offers by 12pm Tuesday 16th April (unless sold prior) A skip away from the levelled-up lifestyle of city living while tucked serenely away from all the bustle, 326 Angas Street is the best of both worlds personified, and an enviable urban oasis in the heart of the city. Louvre windows and concertina doors blend indoors and out across for truly harmonious living, open plan kitchen overlooking spacious lounge and dining areas. Miele appliances, including induction cooktop and integrated dishwasher, along with Neff double oven, are united by stone benchtops and sleek white cabinetry, vast island bench connecting all zones seamlessly. An expansive main bedroom boasts wall-to-wall robes, while luxe ensuite with floor-to-ceiling tiles, frameless walk-in shower, and double basins delivers a serene retreat for self-care rituals. The true ingenuity of the floorplan is showcased across the upper storey, generous L-shaped living area linking four additional bedrooms, all complete with built-in storage and serviced by two bathrooms. Canopied by sky lights and lined with dual balconies, it's the ideal canvas for bespoke configuration, offering ample footprint for home offices, yoga retreats, guest quarters, or playrooms. Bookended by secure courtyards, large format paving, gabion retaining walls, established gardens and evergreen lawns wrap the allotment with lush botanical privacy. An outdoor kitchen makes entertaining alfresco effortless, with automatic retractable awning on hand for custom shade coverage, while gated access to Albert Lane makes for an easy homecoming. Ideal placement right on the fringe of the eastern parklands makes it easy to spend down time exploring Victoria Park or Hutt Street's vibrant coffee and restaurant culture. A short walk to the East End of Adelaide means you never need to stress about parking during Fringe time, while zoning for Gilles Street Primary School and Adelaide and Adelaide Botanic High Schools ensures a streamlined school run. Who says you can't have it all. More to love:

- Torrens titled townhouse
- Solar panel system with battery
- Dual garages
- Kocum video intercom system
- Ducted reserve cycle air conditioning with linear vents
- Polished timber floors and plush carpets
- Surround sound speakers to the lounge and outside
- Updated bathrooms with floor-to-ceiling tiles, stone-topped vanities, spa bath and walk-in shower
- Underfloor heating to ensuite and main bathroom
- Dimmable lighting throughout
- Separate laundry with guest WC
- Surround sound speakers to lounge
- Skylights
- Ceiling fans
- Automated irrigation system

Specifications: CT / 5087/495 Council / Adelaide Zoning / CL Built / 1982 Land / 156m² (approx) Emergency Services Levy / \$163.40pa SA Water / \$189.33pq Estimated rental assessment: \$950 - \$1,030 p/w (Written rental assessment can be provided upon request) Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Urrbrae Agricultural 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 | 22640