

40 Gilles Street, Adelaide, SA 5000

Professionals

House For Sale

Friday, 1 December 2023

40 Gilles Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Vincent Wang
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Auction guide \$610k

Auction: Saturday 16th December @ 3pm (USP) Circa 2004, a sought after, tastefully presented Tri-level Townhome

Ground Floor - A secure gated, intercom front portico leads into the home's entrance. A highly sought after 2 cars (end on end) lock up garage with rear entrance auto door (and group secure auto entry gate) adds to the appeal, or this space could be used to accommodate 1 vehicle whilst leaving a large area for other potential uses such as a large home workshop, gym, storage, or the likes. This level also has the laundry facilities and valuable storage.

First Floor: 2 double bedrooms both with floor to ceiling robes. The bedrooms have large windows which allow the rooms to be naturally sunlit. The bathroom is deceptively spacious and offers a roomy corner shower, bath, and toilet, with a very handy separate 2nd toilet located next to the bathroom. Top Floor:- The kitchen has ample storage, including overhead cupboards and a practical island bar with recessed stainless sink. The kitchen splash back window provides great natural light, with more windows above the cabinetry. All the essential stainless appliances, and dishwasher. A large and adaptable open plan occupies most of the upper level with glass sliding doors that lead to the private balcony.

Other Great Reasons: The zoned ducted reverse-cycle air-conditioning system to keep you comfortable all year round, whilst the roof mounted solar hot water service helps to save money. Cosy carpets to the bedrooms and practical floating timber floor to the living. The home has also been freshly professionally painted and has NBN.

The Perfect Position: In the heart of the CBD, within minutes to all the chic cafes, restaurants, and retail. Of course, an easy walk to the Central Market & Chinatown, or just 100 metres away is the tram that can take you straight to Rundle Mall, Universities/Tafe or Adelaide Oval, or head in the opposite direction all the way to Glenelg. Late night LGA Grocery store close by, South Parklands, Japanese Gardens, Veale Garden Roses, and so so much more all at your doorstep. Educationally you have the pick of the very best private & public schooling, Pultney, Christian Brothers, Gilles Street Primary, Adelaide & Botanic High, just to name a few. This home is all about lifestyle and relaxation. Council rates: \$528 P/Q Community fees: \$218 P/Q RLA 188874