

45 Park Terrace, Gilberton, SA 5081

HARRIS

Townhouse For Sale

Wednesday, 29 May 2024

45 Park Terrace, Gilberton, SA 5081

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Townhouse



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Contact Agent

Best Offers By 12pm Tuesday 18th June (unless sold prior)Marrying the finest in lock-up-and-leave design with an elite address that places a plethora of vibrant lifestyle steps away, 45 Park Terrace does it all with enviable ease. A sleek contemporary terrace façade fronts a flowing three-storey footprint, top floor boasting two generous bedrooms with wall-to-wall robes and ensuites for your choice of master suite. The ground level expands that framework even further with a third bedroom, an easy-care rear courtyard, while an additional bathroom, European laundry, and secure garage ensure an effortless homecoming. Meeting both in the middle, an expansive open-plan living area defines the floorplan and instantly establishes itself as your epicentre. Bookended by slick kitchen with stone benchtops and Smeg stainless-steel appliances, and private balcony with uninterrupted views across boundless Bunday Park, it's the ultimate home hub to take you from breakfast rush to sunset cocktails seamlessly. Mere steps to Linear Park, Adelaide Botanic Gardens and the North Parklands, with a quick drive or bike ride delivering you to all the amenities and nightlife of North Adelaide, the CBD, or Norwood Parade, offering an abundance of world-class restaurants, bars and cinemas. Zoned for Walkerville Primary School, Adelaide Botanic and Adelaide High School, with numerous private schooling positions in close reach. Every box ticked - the good life awaits on Park.

More to love:- 2015-built, Torrens titled, ultra-low maintenance home- Rear access garage with remote panel lift door- Ducted reverse cycle air-conditioning to upper floors, with split system to ground floor bedroom- Engineered timber floors and neutral carpets- Feature pendant and downlighting- High ceilings- Upscale bathrooms with floor-to-ceiling tiles- Ziptrack outdoor blind to balcony for custom shade coverage- Secure storage to courtyard

Specifications:CT / 6136/467Council / WalkervilleZoning / HDNBuilt / 2015Land / 67m2 (approx)Frontage / 4.6mCouncil Rates / \$1,382paEmergency Services Levy / \$172.45paSA Water / \$198.54pq NDEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Walkerville P.S, Adelaide Botanic H.S, Adelaide H.SDisclaimer: 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