

# 6/373 South Terrace, Adelaide, SA 5000

## Townhouse For Sale

Friday, 17 November 2023

6/373 South Terrace, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Steve Alexander

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## Offers Close - 5/12 at 11am

Situated at the far eastern end of South Terrace, overlooking the south parklands, Victoria Park and its walking trails are only metres from your front door. This 1970s townhouse will suit those looking for a city pad and lifestyle but with an enviable and peaceful country outlook. Professionals, creatives, downsizers, and investors will love the position, convenience, privacy and endless opportunities to create a 2023 version with the home's flexible, light-filled floor plan. Enjoy listening to the wonderful local birdlife while surrounded by a private garden shaded by mature trees and paved patios. The outside entertaining options are endless, with different garden pockets offering distinct uses and access to other parts of the home. The home's bright architectural design draws light from clerestory windows, angled skylights, and picture windows and offers unique views of the surrounding garden and parklands. The downstairs living and dining area is versatile, allowing you to use the space as intended or create a study area at one end or a peaceful reading zone. The kitchen offers a Bosch 5 burner gas cooktop, Westinghouse wall oven, microwave, plus dishwasher and ample bench and cupboard space. The casual meals area has abundant natural light and direct access via French doors to the garden. There is a downstairs shower and integrated laundry with a separate powder room. Upstairs, you'll find the main bedroom with a large walk-in robe and private ensuite bathroom, two additional bedrooms with built-in robes, and a second bathroom with a bath. Outside, the home offers a two-storey studio with tiled floors, air conditioning, raked ceilings, and a mezzanine accessed by a spiral staircase. Work from home or create an artist studio or teenager's retreat with an adaptable, interesting space. Architectural features such as slate floors, raked ceilings, timber floors, leadlight windows and textured exposed brick create a blank canvas to decorate and renovate if desired. Features include:

- Downstairs cellar and storage
- Split system air conditioning and wood-burning combustion heater to the living room
- Ducted reverse cycle air conditioning upstairs
- Window bench seat in the main bedroom
- Direct access to the private rear garden
- Double side-by-side lock garage with auto doors
- Separate studio with mezzanine floor
- Walking distance to the city and the Adelaide Central Market

Zoned to Gilles Street Primary, Sturt Street Community School, Adelaide Botanic High and Adelaide High schools. Situated across the road from South Parklands, down the road from Victoria Park and meters away from St Andrews Hospital. The Hutt/Halifax Street precinct, with vibrant restaurants, bars, café lifestyle, Adelaide markets, universities, and shopping are all only moments away and easily accessed by foot, bike, or bus. This 2-storey residence holds so many exciting features you'll want to know more!

Property Information: Title Reference: Volume 5053 Folio 389 Council: City of Adelaide Council Rates: \$2450.70 pa ES Levy: \$177.00 pa SA Water Rates: \$203.14 pq Year Built: 1974 Strata Rates: TBA