

**8/40 Gilbert Street, Adelaide, SA 5000**

**HARRIS**

**Unit For Sale**

Friday, 17 May 2024

8/40 Gilbert Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Peter Alexandrou  
0412833501



Tom Alexandrou  
0432029659

**\$545k-\$595k**

Welcome to Apartment 8/40 Gilbert Street, nestled in the vibrant heart of the CBD. This beautifully appointed 2-bedroom apartment offers a premium lifestyle in a low-rise boutique group of 12, strategically located just moments away from Adelaide's finest dining, shopping, and cultural hotspots. Step inside to discover generously designed living spaces that exude a timeless contemporary charm. The apartment features timber floors throughout, complemented by downlights and large windows that flood the rooms with ample natural light, creating a warm and inviting atmosphere. Security and convenience are paramount, with secure undercover parking ensuring your peace of mind. You'll also benefit from intercom access on the street level and a secure elevator providing direct access to your apartment, making coming and going a breeze. Take a moment to relax and unwind on your private north facing balcony, offering stunning views of the city and providing the perfect spot to soak up the sun or enjoy a quiet evening. The sleek and modern kitchen is a chef's delight, boasting stainless steel appliances, a stone bench, cooktop, mirror splashback, and an integrated fridge. Whether you're preparing a gourmet meal or simply enjoying your morning coffee, this kitchen offers both style and functionality. Both bedrooms are designed with your comfort in mind, featuring split system air conditioning for personalized climate control. The second bedroom offers the flexibility of converting into a study or guest room, making it ideal for professionals, couples, or investors seeking a premium urban lifestyle. The bathroom, complete with floor-to-ceiling tiles and laundry facilities. You'll have the convenience of:-A supermarket and bottle shop within 50 metres-Coffee shops adjacent-Glenelg tram within 100 metres-Easy walk to the Central Market-Pulteney Grammar School 200 metres up the road Don't miss this opportunity to make Apartment 8/40 Gilbert Street your new home. Specifications: CT / 6101/326 Council / Adelaide Zoning / CC Built / 2012 Council Rates / \$2,028.55pa SA Water / \$79.50pq Strata Manager / ASCM Strata Rates / \$1,036.01pq ES Levy / \$123.30pa Estimated rental assessment: \$550 - \$580 p/w (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