

8/112 Gilbert St, Adelaide, SA, 5000

**NOAKES
NICKOLAS**

Apartment For Sale

Saturday, 10 August 2024

8/112 Gilbert St, Adelaide, SA, 5000

Bedrooms: 2

Bathrooms: 3

Parkings: 1

Type: Apartment



Toni Lamb

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The apex of secure inner-city living on Gilbert.

Best Offers By Monday 26th August at 1pm (Unless Sold Prior).

Promising to deliver on an ultra-low maintenance, lock-up-and-leave lifestyle with all the spoils of our abundant city at your fingertips, this tri-level townhouse brings a sleek and stylish home base to the eclectic west end of our vibrant CBD.

Delivering the convenience, entertainment and excitement of Prohibition Gin and Gilbert Street Social to your very own doorstep, this boutique complex offers a private and secure retreat behind electric gates with pedestrian intercom.

Stepping into a flexible ground floor, the first of dual living zones grants the perfect space for a home office or possible third bedroom, sharing the level with an internal laundry/full bathroom and lock-up garage.

Forming what is sure to be a frequented first floor, the stainless-steel appliances and trendy terracotta-tiled splash-back of the contemporary kitchen harmonise alongside the warm floorboards and natural light of open-plan living and dining.

Tip-toeing up the stairs, brand-new plush carpets extend underfoot to soften a second level dedicated to slumber, where two bedrooms are each fitted with built-in robes and access their very own ensuite bathroom.

There is a private portico or balcony to each level, allowing you to choose your destination for post-dinner drinks after wrapping up at one of the hottest new restaurants or wine bars popping up along the encompassing streets.

Spoiling you for choice when choosing how to fill your weekends whether it be scenic morning walks through Veale Gardens, a leisurely peruse down to the Central Markets or spot of Rundle Mall shopping both your calendar and cup will always be overflowing from Gilbert Street.

Even more to love:

- Coveted end position within a small, quiet group
- Astute, rent-ready investment
- Secure garage with rear lane & internal access
- Electric gates, pedestrian intercom & alarm system
- Significant understairs storage
- Ducted R/C air conditioning
- Zoned for Adelaide and Adelaide Botanic High Schools
- Footsteps to tram, local IGA, Gilbert Street Hotel, Universities & Rundle Mall

Year Built: 2002

Title: Community

Council: City of Adelaide

Council Rates: \$1545PA

SA Water: \$201.45PQ

ES Levy: \$164.35PA

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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.