

**11/95 Gilbert Street, Adelaide, SA 5000**

**House For Sale**

Sunday, 23 June 2024

11/95 Gilbert Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 48 m2**

**Type: House**



Jing Wang  
0872308228

**\$680,000 - \$710,000**

This fabulous Townhouse is built over 3 levels and is designed for easy living in the City. Enjoy being in the centre of all the action in this contemporary townhouse, located in the highly sought after & tightly held southern pocket of the city. This care free & low maintenance, 'lock & leave' city pad provides a lifestyle of convenience and opportunity. Location:- walking distance to some of the best cafes and restaurants in Adelaide- 7 days, late night IGA supermarket including butcher and delish café. Central Market, Gilles Street Market and the Market Shed, Adelaide Central Market and Chinatown, are minutes away- Close to schools: Adelaide High School, Adelaide Botanic High School and Gilles Street Primary School.- Public transport links (5-minute walk to tram station) Key Features:- Two large bedrooms, each with a built-in robe- Open-plan living, dining and kitchen area- Open plan kitchen with gas cooktop, and ample cabinetry storage space- Large windows and sliding door, direct access out the airy balcony- Timber flooring throughout living area- Spacious separate laundry room located ground level with separate toilet.- Daikin zone controlled ducted reverse cycle air conditioning- Secure access to lock-up, two valuable secure car parking - Currently tenanted at \$590/w until 22/01/2025 Built/ 2002 Council rate/ \$1925.55 pa approx. ESL Levy/ \$142.20 pa approx. Strata/ \$893.20 pa approx. SA Water/ \$167.84 pa approx. Don't miss out on this exceptional opportunity to secure your dream home in Adelaide's most coveted suburb. Contact us today to arrange an inspection. For more information, please contact Jing Wang at 0431 606 572.