

176 Gover Street, North Adelaide, SA, 5006



House For Sale

Sunday, 18 August 2024

176 Gover Street, North Adelaide, SA, 5006

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Emma Johnson

Freestanding Torrens Titled Townhouse

BEST OFFERS BY MONDAY 2ND SEPTEMBER 5PM UNLESS SOLD PRIOR

Experience the pinnacle of luxury living in this exquisite North Adelaide residence, where unmatched sophistication meets impeccable design. This freestanding Torrens-titled townhouse embodies a harmonious blend of contemporary elegance and timeless charm, featuring an expansive, light-filled floor plan meticulously renovated to the highest standards. Offering effortless low-maintenance living in a prime North Adelaide locale, this residence is a must-see.

The home's grandeur is immediately apparent with its refined neutral palette and vast living and dining spaces. Floor-to-ceiling glass expanses and sun-drenched courtyards infuse the interiors with an abundance of natural light, creating a serene and inviting atmosphere.

At the heart of this abode lies a masterfully renovated kitchen, designed by the renowned Georgie Shepherd Interiors. This culinary masterpiece boasts a generous Caesarstone island bench and a meticulously crafted walk-in pantry, complemented by elegant oak flooring that extends into the adjacent dining area. Double-glazed sliding doors seamlessly connect the interior to a private rear courtyard, perfect for sophisticated indoor-outdoor entertaining.

The ground floor further enhances convenience and luxury with a powder room, discreet under-stair storage, a well-appointed laundry, and a stylish study.

Ascend to the upper level where the master suite awaits - a sanctuary of unparalleled opulence featuring a walk-in robe, a brand-new ensuite with underfloor heating, and a private north-facing balcony retreat. Two additional bedrooms, one with a walk-in robe and the other with built-in robes, offer luxurious accommodations, complete with floor-to-ceiling linen curtains, plush new carpets, and ample space. A newly designed family bathroom, adorned with an oak vanity, a sumptuous bath, and a separate toilet, completes this extraordinary residence.

Key Features:

- Three bedrooms plus study
- Generous master bedroom with walk in robe, ensuite and balcony retreat
- Bedroom Two with walk in robe
- Bedroom Three with built in robes
- Two bathrooms plus third toilet to downstairs
- High end kitchen with 2pac cabinetry and stone benchtops
- Sunken lounge
- Three courtyards
- Double car garage with automatic roller door
- North facing rear courtyard
- Reverse cycle ducted airconditioning throughout

Additional luxuries:

- Bathrooms renovated 2022
- Balcony and verandah extension completed 2024
- Freshly painted throughout 2024
- New guttering, downpipes and gutterguard 2022
- New easy care landscaping and automatic irrigation 2024
- New window treatments throughout 2024
- New floor coverings, engineered oak floorboards and premium carpets
- New Miele dishwasher 2024
- New electric hot water service 2024
- NBN FTTP

-☒EUFY security camera

-☒2.7kw solar panel system with high feed in tariff

Set amidst a tree-lined street in the prestigious heart of North Adelaide, this residence offers the ultimate in convenience. Enjoy proximity to the vibrant O'Connell Street, renowned for its array of upscale restaurants, boutique shops, and charming cafés. The iconic Flying Fig café is just a stroll away, and both the Adelaide Oval and CBD are within walking distance, or easily accessible via the free city loop bus.

Indulge in a home where every detail has been meticulously curated for a life of unparalleled luxury and ease.

Specifications

CT 5184/448

Council Adelaide

Zoning CL/NALI

Built 1989

Land 247m² approx

Council Rates \$3,514.50pa

ESL \$223.75pa

SA Water \$320.48pq approx

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