

44 Gilbert Street, Adelaide, SA, 5000



House For Sale

Friday, 30 August 2024

44 Gilbert Street, Adelaide, SA, 5000

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Mediterranean inspired city residence with an additional spacious apartment

Please Contact Elesa Wood on 0401 676 684 for Saturday inspection information.

With the Bougainvillea gently cascading over the exterior wall, there are many subtle hints of luxurious European summers with long lazy days and an Aperol Spritz in hand.

How remarkable that a residence with a large central courtyard, is in the Adelaide CBD, and along with its unique design, offers so many possibilities.

Previously the home of the highly regarded Interior Designer Polli Woods, the considered and thoughtful layers of warm toned hues are complemented by classic and timeless design staples.

The 2001 Architectural built home is perfect as a city residence for busy executives, or for those looking to maybe downsize and enjoy all the benefits that city living offers.

Or...perhaps you're still working and looking for that perfect blend of living and working from home.

Or...do you have the desire to really get the property working financially for you? Because there's just another self contained studio at the rear!

Ideal for interstate guests, air bnb, or even a long term rental (please note that the Vendor is not making any representations regarding future returns, but will be pleased to provide past history and nature of occupancy).

Under the roof of the main residence on the ground floor is a vibrant lounge and dining area with industrial influences. It's well serviced by the classic black and white kitchen, with its dark grey granite benchtops and integrated appliances (fridge and dishwasher). Along with the Kleenmaid Oven, AEG gas cooktop and Neff Microwave, this is the perfect place for the host to cook up a storm for their guests, whilst serving the canapes and the cocktails around the island bench.

Upstairs is luxe dark carpeting offering accommodation in the form of 1-2 bedrooms (one room is currently utilised as an office/lounge, which overlooks the courtyard. This large space could easily become a bedroom, or kept as a study, or a combination of both, perhaps). This lovely light space has plenty of built ins and its North facing windows engulf the sun.

The other room is currently disposed as the master bedroom, and it's equipped with plenty of cupboard storage as well as a walk in wardrobe. It offers a delightful private balcony which would be a great spot to enjoy one's morning coffee and the morning sun, and to just watch the world go by on the street below.

There is also a full sized bathroom located here, with a bath as well as separate shower.

The attractively landscaped courtyard is simply glorious. With its coloured walls consistent with the Mediterranean influences throughout, the striking Bougainvillea is a stark and dramatic contrast to help one manifest one's next adventure to Tuscany. And one can only imagine the entertaining opportunities as the weather gets warmer- cue the festoon lights and the cocktails!

The established hedges and mop top trees means that this space is delightfully low maintenance, whilst still providing a stunning spectacle between the main residence and its second apartment. Night lighting transforms it to a magical private entertaining area.

There is a separate entrance located here for the rear studio apartment, which is upstairs and positioned over the secured garaging (for 2 vehicles) at the rear (easily accessible from the laneway).

The rear apartment, known as "Studio 44" is completely and delightfully self contained, and has been most recently used

to generate additional income for the current owner.

Light and bright, there's a black and white bathroom with terrazzo floor, a fully equipped kitchenette in the same colour scheme, and a luxurious studio sized bedroom. It's been carefully designed to also accommodate a study area which overlooks the rear lane, whilst also having plenty of wardrobe space. There's the bonus of a balcony for the occupant/s to engulf the sun's rays from the North.

The location of this unique residence is unsurpassed. An easy walk to the local IGA, Prohibition Liquor Co, Hello Stranger, The Gilbert St Hotel, The Central Market, Chinatown and too many others to name. Walk into the CBD in minutes and sample all the delights Adelaide City has to offer. Shopping, schools, transport options, all are at one's fingertips.

And with such a flexible and unique floorplan, this cleverly designed residence ticks all the boxes for utilising and maximising every square inch of space, whilst not compromising its aesthetic appeal. There will never be another one like this!

More to adore:

Portico entrance has a dramatic sense of occasion

Plenty of storage options

Powder room convenient on ground level

Under stairs walk-in pantry

Visual intercom access for extra security

Ducted climate control for year round comfort

A plethora of floorplan options to suit so many circumstances

Extra income opportunities

Secured garaging for two vehicles

Architectural and interior designed influences throughout

Visually outstanding residence with the external Mediterranean hues, contrasting with the industrial aesthetic inside

Specifications:

C/T: 5694/106, 5694/116.

LGA: ADELAIDE.

Zoning: CMS/CiHS.

Land Size: 194.2 m2.

Build Size: 185m2.

Built: 2001.