

**60 Gilbert Street, Gilberton, SA, 5081**

**HARRIS**

**House For Sale**

Friday, 16 August 2024

60 Gilbert Street, Gilberton, SA, 5081

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Lauren Davis

## Your glorious garden ticket to entertaining in Linear Park surrounds.

Best offers by 12pm Tuesday 3rd September(unless sold prior)

Intensely private yet glazed for an inviting infusion of green that blurs seamlessly with Linear Park beyond, settle in for life amongst the gums in a captivating 'tree house' a pivot from Melbourne Street and Walkerville Terrace.

If you know, you know. This is as glorious as walkable Gilberton gets.

And contrary to the rendered French cottage feel this 2-bedroom town home projects, contemporary interiors follow with crisp whites, vaulted ceilings, and a slick kitchen remodel in a swathe of Caesarstone and Miele appliances, against architectural peaks and angles that have never looked better.

Open plan living and dining across durable timber-style floors, purely channels the flow.

Here, the journey is as good as the destination: that being your own private, ivy-clad Italianate 'grotto', festoon lights aglow, and high clearance garaging on standby (assisting in a rare off-street parking tally of three) and not a neighbour in sight.

For intimate outdoor dining, 'Wisteria Lane' creates the perfect sidestep for a tall table and French bubbles; yet this open house has held crowds of 80 plus - the ambience is here, the numbers are up to you.

Upstairs drifts away to a 2nd living zone or serene library/parent's retreat against a treetop boudoir with Juliette balcony, a wall of tall robes, and a concealed ensuite; a robed 2nd bedroom adjoins the central bathroom, each room enjoying split system comfort and ducted gas heating throughout, beneath soaring ceilings.

For the secretive exec, the active couple, the lock-and-go jetsetters, or for bird-watching nature buffs - savour it all on your doorstep a stroll to cafes, the historic Swing Bridge, and school prestige, should you need it.

Take a breath; now take your ticket.

- Architectural town home facing Linear Park
- Set on a tranquil no-through road
- Off-street parking for 3 cars
- Sleek gourmet kitchen with a suite of Miele appliances (c2023)
- Seamless indoor/outdoor flow between 2 living & dining zones
- Dual tilt-up garage doors including a high clearance garage
- 2 upstairs double bedrooms with BIRs & split system comfort
- Master with Juliette balcony & ensuite
- Ducted Braemar gas heating upstairs & down
- Downstairs powder room & efficient laundry

And much more

Specifications:

CT / 6235/371

Council / Walkerville

Zoning / HDN

Built / 1989

Land / 262m2 (approx)

Council Rates / \$1,530.65pa

Community Rates / \$712pq

Emergency Services Levy / \$175.95pa

SA Water / \$213.89pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Walkerville P.S, Adelaide Botanic H.S, Adelaide H.S

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