

5D Avon Lane, Gilberton, SA 5081

**NOAKES
NICKOLAS**

House For Sale

Thursday, 11 April 2024

5D Avon Lane, Gilberton, SA 5081

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 108 m2

Type: House



Nadia Covino
0427003933



Michael Balawejder
0881663989

\$690K - \$730K

Best Offers By Monday 29th of April at 5pm (Unless Sold Prior). Built to bring New York-style apartment living to our serene city cusp, this three-bedroom residence is positioned to enjoy all the spoils of the nearby East End and North Adelaide. Securely set on the upper level and only accessible via intercom entry from the street, it's a easy option for all, from individuals, young couples to market investors searching for a cosmopolitan lock-up-and-leave lifestyle. From the first step inside, lofty raked ceilings bring spacious proportions to the open plan expanse, set upon timber floors to bring a warm contrast to the sleek surrounds. The gourmet kitchen creates a minimalist yet functional backdrop with its high-grade Blanco gas cooktop, under bench oven and dishwasher, stylishly set within stone benchtops and mirrored splashback. When it's time to entertain or dine, choose to enjoy your meal bistro-style at the adjacent dining space, or outside on your own private balcony. Catering to a vast array of buyer requirements, two bedrooms boast built-in robes and are conveniently located to the rear of the ground floor, along with the first of two bathrooms. Taking the staircase encased in glass, the air-conditioned master suite privately occupies the entire upper level, extending to a couple's walk-in robe and elegant ensuite - so you'll have little reason to leave your sanctuary come night-time. With so much to discover on foot, you're within walking distance to River Torrens, Melbourne Street, North Adelaide, Rundle Mall and Adelaide Oval, ensuring an enjoyable lifestyle comes above all else. For a convenient, safe and secure home base on the city-edge, Avon Lane is calling. Even more to love:- Designated undercover carpark next to entrance - R/C split system air conditioning- Laundry facilities to downstairs bathroom- Public transport practically on your doorstep- Zoned for Walkerville Primary, Adelaide & Adelaide Botanic High Schools- Proximity to St. Peter's College & Prince Alfred College Year Built: 2015 Title: Strata Council: City of Walkerville Council Rates: \$1,420 PASA Water: \$163 PQES Levy: \$137 PA Strata Rates: \$1,366 PQ 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.