

**28 Gilbert Street, Ovingham, SA, 5082**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 18 December 2024

28 Gilbert Street, Ovingham, SA, 5082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Alicia Nickolas  
0434391417

## Swim into Summer from a City-Fringe Bluestone Villa.

Best Offers By 23/12 at 10am - Unless Sold Prior

Found within the eclectic streets of the city fringe's best kept secret suburb, and just footsteps from multiple modes of public transport, Plant 4 Bowden, Adelaide Entertainment Centre and North Adelaide this stellar location is just a start in the long list of perks of this completely remodelled Bluestone Villa.

Romantically dotted by baroque chandeliers, wallpaper and open fireplaces, the flexible four-room original layout elegantly extends between 3.3m ceilings and original timber floorboards.

Sheer curtains, stone benchtops and ceiling fans bring an extra layer of both comfort and style to the extensively updated interior, extended to deliver open-plan family functionality and a JAG kitchen that will renew your motivation to be creative come dinnertime.

But outside is where the true fun is to be had; from year-round entertaining under the all-weather deck to cooling off with a summer dip in the mineral pool every occasion is elevated from this serene sanctuary tucked just 3km from the city fringe.

### Features

- ☑ Heated, mineral swimming pool with sand filter & thermal pool blanket
- ☑ Secure double carport behind electric roller door
- ☑ Ensuite & built-in robes to master bedroom
- ☑ Flexible 2nd lounge/4th bedroom
- ☑ Floor-to-ceiling tiled bathrooms with stone benchtops
- ☑ Actron Air ducted R/C & Daikin S/S air conditioning
- ☑ 8kW Tindo solar panels, 12kW Sonnen battery & 5kW Fronius inverter
- ☑ Underground cellar with built-in wine racking
- ☑ Dual garden shed, plus 1,000L plumbed RWT
- ☑ Ziegler & Brown 3 Burner plus separate gas cooktop and sink to outdoor entertaining area/kitchen

### Lifestyle

- ☑ Footsteps from bus stop, tram, plus both CBD-to-Gawler & Grange-to-Outer Harbour trainlines  
Easy access to Adelaide Oval, Hindmarsh Oval and Festival Theatre
- ☑ Short walk to Seven Grounds & reinvigorated Adelaide Aquatic Centre (due for completion 2025/26)
- ☑ Zoned for popular North Adelaide Primary, and both Adelaide & Adelaide Botanic High Schools  
Close access to surrounding prestigious schools such as Wilderness School, Black Friars, St Peter's College, as well as free tram access to Pulteney and St Aloysius College
- ☑ Just 3.5km from the CBD

### Rates

Council \$1192.45PA  
SA Water \$339.38PQ  
ES Levy \$TBA  
City of Charles Sturt  
Torrens Title  
Year Built 1925

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571