

46 Gilbert Street, Adelaide, SA 5000

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 8 January 2025

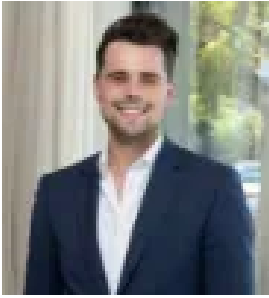
46 Gilbert Street, Adelaide, SA 5000

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Paul Lukeman
0404884077



Zac Watts
0448217726

Auction 25/1 (USP)

Auction on 25/1 at 10.30am - Unless Sold Prior

Combining lifestyle, security and the ease of a low-maintenance disposition, this four-bedroom townhouse delivers all the spoils of our abundant city to your cosmopolitan doorstep. Over a ground level all about warmth, light and entertaining, host pre-dinner drinks from the front lounge, open plan kitchen or central courtyard – encouraging natural connection to come together as one. Upstairs offers the flexibility of up to four bedrooms headlined by a large master with ensuite - perfectly suiting families, share-housing students or career couples needing to work from home. There is a private balcony to both sides, and your car will be quite comfortable locked up in the secure double garage while you access the local IGA, tram and cafés by foot instead. Positioned right between picturesque Veale Gardens and gourmet delicacies of the Central Markets, you're spoilt for choice on spending your weekends moseying, shopping, wining or dining from the most vibrant pocket of our cultural city.

Features

- Secure front gates & double garage with rear lane access
- Flexible footprint with multiple living zones
- Walk-in robes to bedrooms 1 & 2
- Built-ins to bedrooms 3 & 4
- Quality Bosch appliances
- Fully tiled bathrooms
- Downstairs powder room
- Ducted air conditioning

Lifestyle

- Footsteps from Gilbert Street Hotel, Central Markets & Rundle Mall
- Zoned for popular Adelaide & Adelaide Botanic High Schools
- Walking distance from Gilles Street Primary, Pulteney Grammar & St. Aloysius College

Rates

- Council \$3174PA
- SA Water \$296PQ
- ES Levy \$218PA
- City of Adelaide
- Torrens Title
- Built 2001

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