

**9/23 Park Terrace, Gilberton, SA, 5081**

Pilgrim 表

**House For Sale**

Thursday, 24 October 2024

9/23 Park Terrace, Gilberton, SA, 5081

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## It's all about lifestyle in this convenient city fringe location!

AUCTION ON SITE Friday 8th November 10:30am

Beautiful freestanding townhome perfectly located within walking distance to North Adelaide, the Botanic Gardens and the CBD. This secure and secluded home is ideal for professionals, downsizers, families and investors alike with its fabulous lock up and leave appeal.

The gorgeous home has a neutral colour palette throughout and a light and bright feel. The architectural feel is magnificent and the floor to ceiling window between ground and upper level stairwell allows a generous light to flood the home.

A fully equipped modern kitchen and alfresco entertaining area surrounded by landscaped gardens provide a serene and easy-care lifestyle and the open plan living and dining add to the functionality of the home.

The master suite is large and features French doors which open out to a private balcony overlooking the gorgeous front garden and the lush linear park backdrop. An ensuite and extra large walk in robe complete this space. Also on the upper level are two good sized bedrooms with built-in robes along with main bathroom to service the sleeping quarters.

Meticulously presented throughout, comprising ducted air conditioning, security system, new laundry, guest powder room, ample storage and a side-by-side carport.

Features we know you'll love: -

- Freshly painted throughout
- LED downlights
- Ducted RC air-conditioning
- Ample storage
- NBN
- Polished timber floors
- Fully reticulated automatic irrigation
- Remote carport doors
- Sensor lights
- Security system
- Paved alfresco entertaining
- Established landscaped gardens
- Citrus trees

Sought after schooling options with zoning to Walkerville Primary, Adelaide H.S and Adelaide Botanic H.S with close proximity to some of Adelaide's premier private colleges St Andrews, Wilderness School, Saint Peters Boys, Prince Alfred College.

Gilberton is just footsteps to boutiques, restaurants and pubs in Melbourne Street and O'Connell street in the precinct of North Adelaide and a short stroll to the East End in the CBD. Your outdoor options are so close and convenient - the backdrop of the Linear Park for your morning stroll with the family and furry friends is serene. Take a walk to the picturesque Gilberton swing bridge or short stroll to Adelaide Oval or Adelaide Zoo make th location outstanding.

Don't miss your opportunity to secure this modern city fringe lifestyle today.

HARCOURTS PILGRIM RLA 275886

Town of Walkerville

Year Built | 1990

Land size | 166 sqm

Rates | \$1513.00 approx

SA Water | \$201.61 p/q approx

ESL | \$174.50 approx