



ADELAIDE 32 Gilles Street

IF WHERE YOU LIVE IS IMPORTANT + GREAT VIEWS ON GILLES!

3 Bed | 1 Bath | 2 Car

Property Web ID: 14033103701

Up to the minute stylish & chic city lifestyle, spread over 4 spacious levels ~ 232sqm (approx.) ~ with rooftop garden, 2 balconies & secure double garaging!

Fresh, bright & light with stunning new carpet & wooden floors throughout, the generous and flexible floor plan is adaptable to suit everyone ~ executives to families ~ who desire quality, comfort & the ultimate convenience of inner city living.

Dominating the skyline and streetscape of the King William St end of Gilles St with a wide frontage of 9.74m, the gated private entrance securely shields the impressive and spacious home full of quality appointments and finish within.

The entrance hall opens to a spacious ground floor carpeted living room with 2 window walls of floor to ceiling glass. Direct entry to the home is also accessible via the gated rear entrance to a double length garage complete with laundry facilities, storage cupboard, plus extra room for shelving/cabinetry.

A wide stairway leads to Level 1 with 2 separate, spacious bedrooms ~ bedroom 1 features 2 walls of floor to ceiling glass and BIR; bedroom 2 with BIR also has a North facing terrace ~ a delightful 3rd outdoor living accessed through a wall of wooden sliding doors. A powder room and separate large ultra modern bathroom complete the 1st Level accommodation.

Level 2 offers a choice of options ~ a large second living room or 3rd bedroom again with two impressive feature walls of floor to ceiling glass. The bright hallway leads to an open plan dining and kitchen with easily maintained wooden floors and lots of glass. The white kitchen is complemented beautifully with dark stone bench tops with double sink, custom tapware, quality stainless steel oven with glass cooktop & dishwasher setting the tone for fabulous entertaining inside and out with a 2nd North facing feature terrace opening directly from the kitchen.

The staircase leading to Level 3 is wide and open with a high angled architectural ceiling to the roof line. Stunning walls of custom windows and doors feature in this light filled top floor which is ideally suitable as an open plan casual living with split system reverse cycle air conditioner for extra cooling, opening to the roof garden with dramatic City skyline & hills face views ~ the elevation so much higher than surrounding homes, provides the perfect and private outdoor entertaining not



usually on offer in premium Terrace or Penthouse style CBD properties.

With ducted reverse cycle air conditioning, security, LED lighting, quality new & as new fixtures throughout, this one owner as new City abode, delightfully located in the heart of the City Residential precinct with convenient access to the parklands, Adelaide Central Market, fabulous Hutt Street, excellent school zoning, as well as fabulous views has it all!

Lock up and leave or stay & enjoy ~ this Terrace c2004 would have to be one of the best affordable opportunities currently on offer for residents or investors!

Council: Adelaide City of Adelaide
Council Rates: \$2,058.80 per annum
SA Water: \$120.70 per quarter
ESL: \$163.65 per annum
Year Built: 2004
Zoning: Hurtle West precinct



Robyn Coles

Mobile: 0419 836 129
Email: robyn@smallacombeburnside.com.au
Smallacombe Real Estate Burnside - RLA 266135