



19 Gilbert Street Gilberton, SA

Zzz 3 2 3

## Historical residence circa. 1920 full of character and charm with contemporary a

Originally the local corner store, this residence presents a rare opportunity to secure a valuable corner allotment with commercial/residential potential (STCC).

Accommodating a versatile floor plan and two off-street vehicle access points and three separate secure entries, the opportunities are endless.

Enjoy light-filled open plan living and dining with polished concrete floors and 13ft ceilings. An updated Beechwood kitchen features stainless steel Smeg appliances, gas cooktop, granite bench tops and a large pantry. Glass bi-fold doors spill out to the paved alfresco courtyard creating a capacious indoor/outdoor entertaining area and an automatic vergola ensures year-round enjoyment.

A commodious studio/home office is the ideal blank canvas and full of potential, just waiting to be transformed into what you desire.

### Special features:

- Solar
- CC/TV
- Alarm
- 2 Morso wood fires
- Smeg appliances
- Polished concrete flooring
- Central AC/heating
- Underfloor heating
- 13ft ceilings
- Automatic vergola
- Cellar
- Baltic pine floors
- Tessellated tiled veranda
- Additional attic storage
- Studio/home office features new basins and plumbing

Council rates: \$1,831.70 pa



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