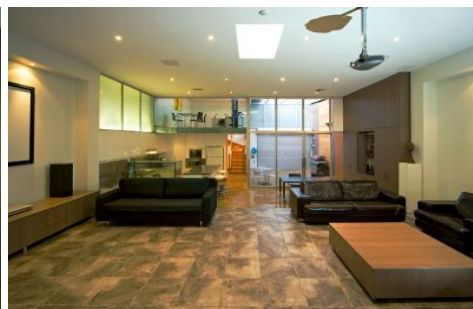


MAGAIN



121 Sturt Street ADELAIDE SA

4 2 1

Palatial proportions with cutting-edge design
Timeless Elegance - Exquisite finishes

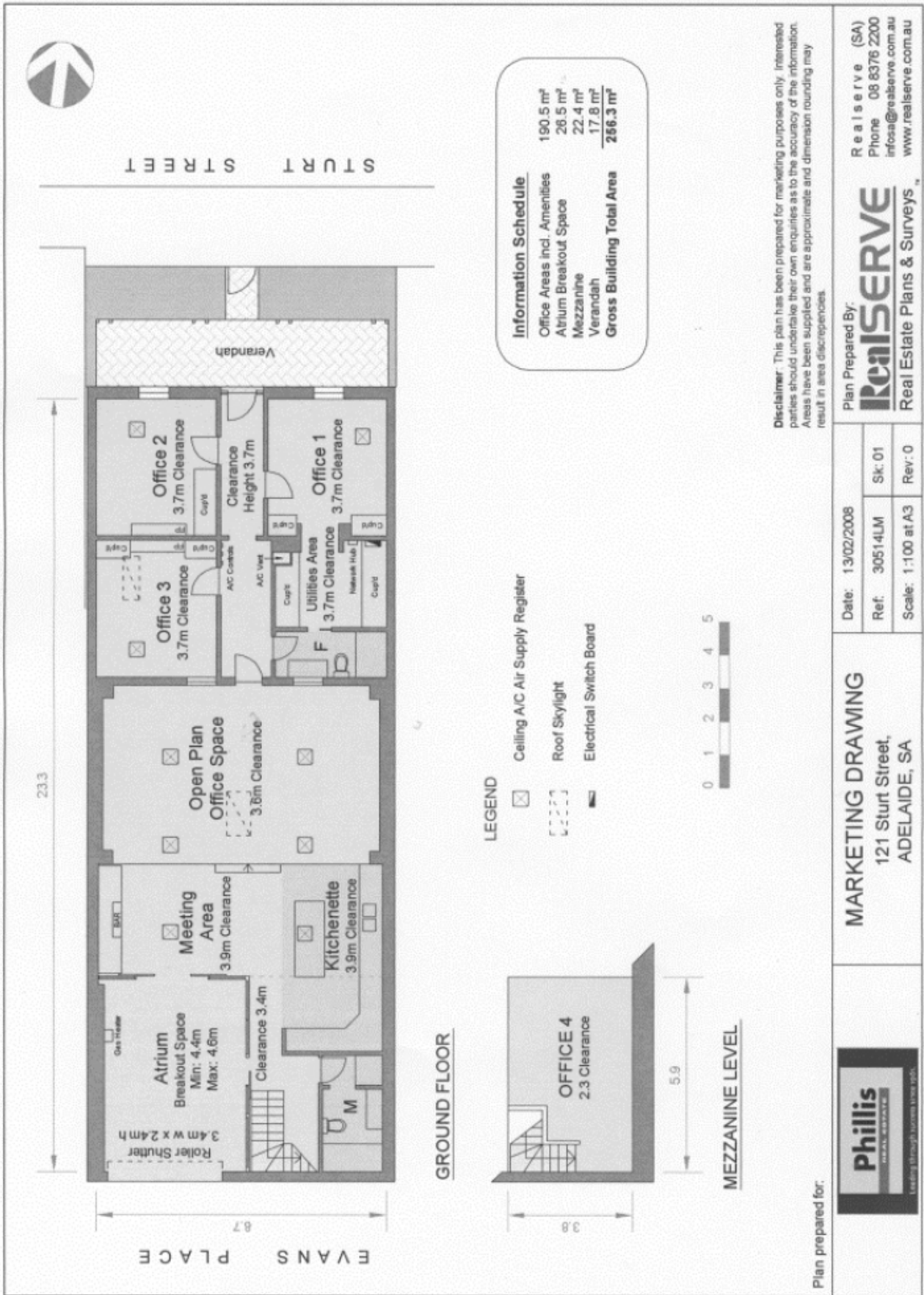
- Flexible living / work environment
- Approx 256 sqm, versatile floor-plan,
- Solid timber staircase to mezzanine level
- A feeling of freedom & open space with 3.7-3.9m ceilings
- Plenty of built-ins, gas heating, r/c air cond., bar area
- 7 main rooms, 2 bathrooms + s/s kitchen
- Monitored alarm, secure carpark
- Excellent Privacy and Security
- Building Navigated by C-Bus systems
- Classic tone preserved by Local Heritage
- Land use: Offices

Type : House
Building Size : 256 sqm
Land Size : 250 sqm
View : <https://www.magain.com.au/property/121-sturt-street-adelaide-sa/8423089>

[For full version visit the website](https://www.magain.com.au)

<https://www.magain.com.au>
Magain Real Estate

765 Marion Road Ascot Park SA
08 8277 1777



Information Schedule

Office Areas incl. Amenities	190.5 m ²
Atrium Breakout Space	28.5 m ²
Mezzanine	22.4 m ²
Verandah	17.8 m ²
Gross Building Total Area	269.2 m²

- LEGEND**
- ☒ Ceiling A/C Air Supply Register
 - ☒ Roof Skylight
 - ☒ Electrical Switch Board



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas have been supplied and are approximate and dimension rounding may result in area discrepancies.

Plan Prepared By:
RealSERVE
 Real Estate Plans & Surveys
 Rea l s e r v e (S A)
 Phone 08 8376 2200
 info@realserve.com.au
 www.realserve.com.au

Date: 13/02/2008
 Ref: 30514LM
 Scale: 1:100 at A3
 Sk: 01
 Rev: 0

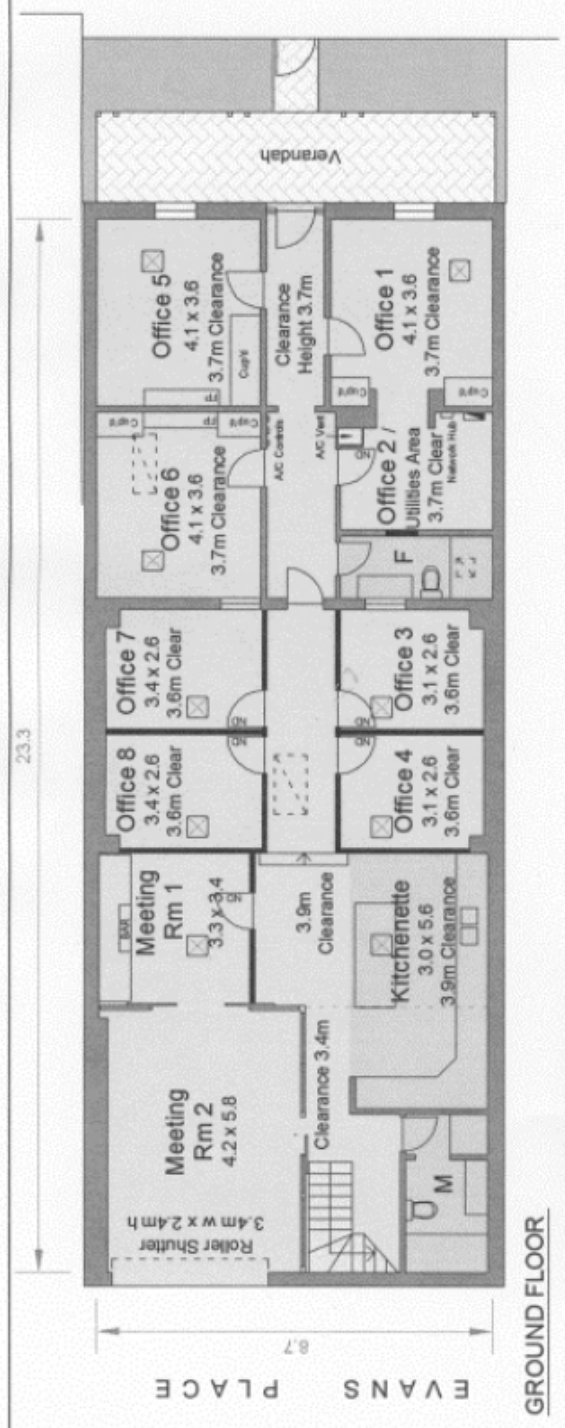
MARKETING DRAWING
 121 Sturt Street,
 ADELAIDE, SA



Plan prepared for:



STURT STREET

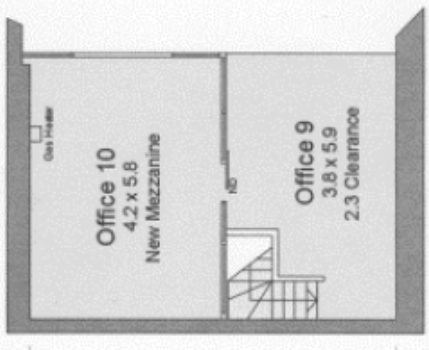


GROUND FLOOR

Information Schedule	
Office Areas incl. Amenities	217.0 m ²
Mezzanine	56.8 m ²
Verandah	17.8 m ²
Gross Building Total Area	291.6 m²

- LEGEND**
- Ceiling A/C Air Supply Register
 - Roof Skylight
 - Electrical Switch Board
 - New Wall
 - New Door

Proposed works subject to council approval



MEZZANINE LEVEL

Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas have been supplied and are approximate and dimension rounding may result in area discrepancies.

Plan Prepared By:
RealSERVE
 Real Estate Plans & Surveys
 Rea l s e r v e (S A)
 Phone 08 8376 2200
 info@realserve.com.au
 www.realserve.com.au

Date: 13/02/2008
 Ref: 30514LM
 Scale: 1:100 at A3
 Sk: 02
 Rev: 1

OPTION ONE
 121 Sturt Street,
 ADELAIDE, SA

