

MAGAIN



42/107 Grote Street ADELAIDE SA

2 1 2

This stylish 2004 built townhouse is located in the tightly held Citi complex and is spacious and well appointed throughout. Ideally positioned at the front of the group which affords street frontage (Witcombe St, quiet) and is only footsteps from sensational Gouger Street and the Central Markets.

The Why To buy:-

2 Double bedrooms both with built- ins

Spacious dining / lounge

Modern kitchen with island bench and dishwasher

1.5 Sparkling bathrooms

Freshly painted throughout

Large rooftop deck, (entertainers delight) with spectacular views!

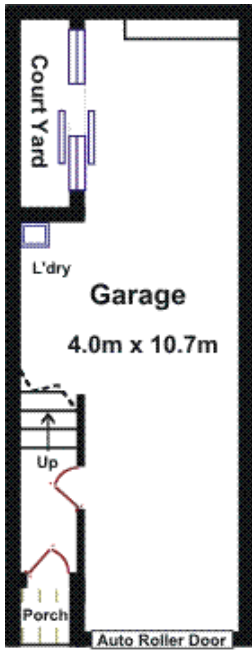
Ground floor atrium/ light well - can easily be converted into

Type : Townhouse
Building Size : 164 sqm
View : <https://www.magain.com.au/property/42-107-grote-street-adelaide-sa/8423712>

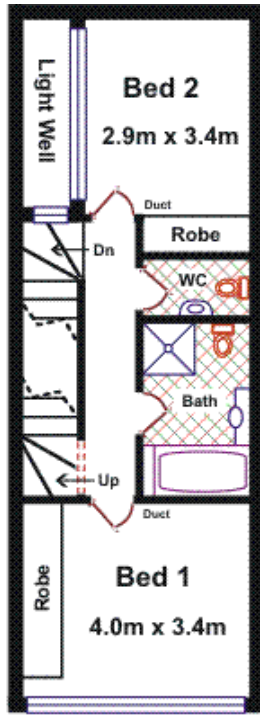
[For full version visit the website](https://www.magain.com.au)

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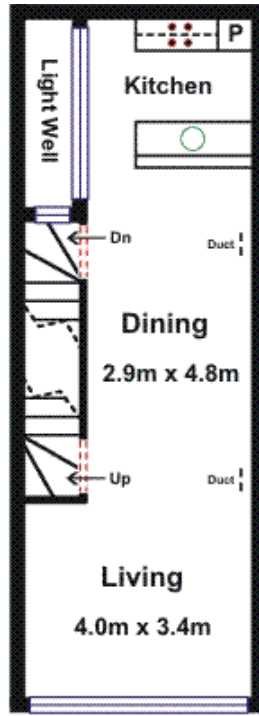
765 Marion Road Ascot Park SA
08 8277 1777



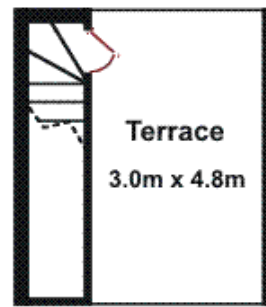
Lower Floor



First Floor



Second Floor



Area	M ²
First Floor	43.65
Second Floor	51.57
Lower Floor	51.57
Terrace	16.16
Porch	1.15
Total Approx	164.12

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agents can accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.