



**113 Gouger Street, Adelaide SA 5000**

## **Ground Floor Leased - Upper Floor Available. Dont Miss It!**

Rare opportunity in the heart of Gouger Street. First floor residence of 165 sqm\* comprising 4 bedrooms which would be suited to accommodation or a professional studio/office STNC.

The property is strategically located on the Southern side of Gouger Street immediately opposite the Chinatown and Central Market precincts with a 9.4m frontage to Gouger Street. It offers valuable rear street access plus separate entry to first floor direct from Gouger Street.

Zoning: Capital City Zone, Main Street Policy Area 14 in the Adelaide City Council.

For further details please contact  
Con Kavooris on 0411 88

Offices  
FOR LEASE  
Refer to Agent  
165sqm