

FOR SALE

APARTMENT SUPERB INNER CITY LIVING & LIFESTYLE

Located in Adelaide's east end, in the Domain apartments on Grenfell, is this fabulous two bedroom apartment that offers the best of Adelaide's inner city lifestyle. This sought after CBD location is a short walk from the east side's dining, shopping and entertainment hub. The apartment complex includes for the residents use, a fully equip gymnasium, steam room, spa and lap pool. Along with a business centre and temperature control wine storage area. The living/entertainment area is open plan with plenty of natural light entering through the floor to ceiling windows, and consists of a galley style kitchen with stainless steel appliances including dishwasher and gas cook top, along with plenty of bench and cupboard space. Next to the kitchen is the living and dining area which leads onto you own private balcony. A great place to eat, sit and relax while taking in great views of the city and Adelaide hills.

The apartment's has two good size bedrooms, with the main bedroom having a walk-in robe and floor to ceiling windows, the second bedroom has a built-in robe. The bathroom is white and bright and includes a single vanity, generous shower, mirrored cabinets and plenty of storage space.

Other features include ducted reverse cycle air-conditioning, quality fixtures and fittings, laundry facility located in the kitchen area, your own secure undercover car park and storage area, swipe card entry and access lift to the apartment.

Easy walking distance to Rymill Park and festivals like the fringe and illuminate. Adelaide botanic gardens and all the pubs, clubs, restaurants, cafes and boutiques shops in Adelaide's east end. If you are looking for a city apartment that offers a great location and lifestyle, then this apartment could be for you.

Property is currently leased on a periodic lease and also offers a great investment opportunity, if you want to buy and rent out currently at \$500 per week.

PLEASE EMAIL ME TO VIEW THE PROPERTY FOR INSPECTION

Current costing June 2022 as per below and subject to change

Adelaide City Council

Council Rates \$1,591 Per Annum

Community Rates \$1,590 Per Quarter

SA Water \$166 per Quarter plus water usage

Emergency Levy \$283 Per Annum

Apartment RLA 269823

2 BED | 1 BATH | 1 CAR

PRICE:

\$490,000 to \$520,000

OPEN FOR INSPECTION:

N/A



Jon Downs

0412977914

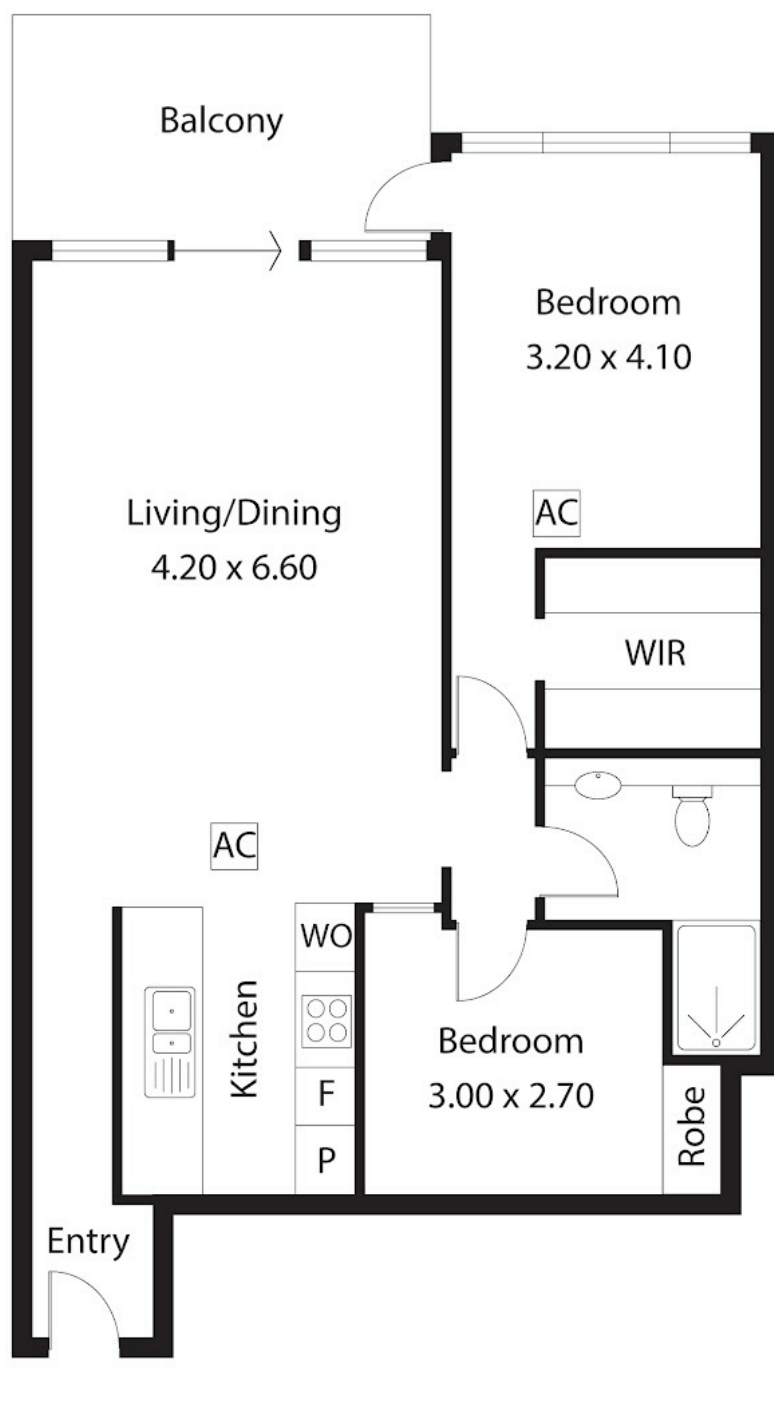
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RLA: 269823

Unit 606 - 211 Grenfell Street,

ADELAIDE



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Balcony: 9.875Q.M

TOTAL: 85.995Q.M

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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