

3305/17 AUSTIN STREET, ADELAIDE, SA, 5000



**SOLD**

## THE PERFECT LOCK-UP AND LEAVE LIFESTYLE RIGHT IN THE HEART OF THE ADELAIDE CBD

Situated on the 33rd level of the exclusive Sky Residences Realm tower, this amazing apartment is sure to impress. Situated in the heart of Adelaide's CBD and within walking distance of many amenities including Rundle Mall, North Terrace with its multitude of University campuses, exclusive eateries, trendy bars and many other lifestyle choices. This exclusive apartment will tick the boxes of multiple buyer groups including the busy executive, the lock-up and leave professionals, the downsizer and, of course the investor. Allow us to introduce you to the many value propositions available here.

- \* Super functional open plan kitchen with island bench breakfast bar, living and dining area that flows onto the balcony with its sweeping city and hills views
- \* On-trend kitchen with stone benchtops, Miele appliances including a four burner gas cooktop, electric oven, integrated dishwasher and fridge/freezer
- \* Expansive master suite with built-in cupboards and stylish ensuite with vanity, shower and WC
- \* The second bedroom with built-in robes and balcony access
- \* Generous family/guest bathroom with stone vanity, shower and WC
- \* Study nook in the entrance hallway
- \* Euro-style laundry
- \* Commercial grade glass windows and doors guaranteeing peace and quiet
- \* Intercom system with video and audio access to the foyer
- \* Exclusive lift access for levels 21 and above to the Sky Residences
- \* Perfectly positioned single car accommodation on level 4
- \* Storage cage facility
- \* Secure access to the building

Other features include:

- \* Engineered timber flooring to the living, dining and kitchen area
- \* Quality carpets to both bedrooms
- \* Block-out blinds throughout
- \* LED lighting throughout
- \* Split-system air-conditioning unit to the living/dining area and the master suite
- \* High speed network access to the building via LBNC0

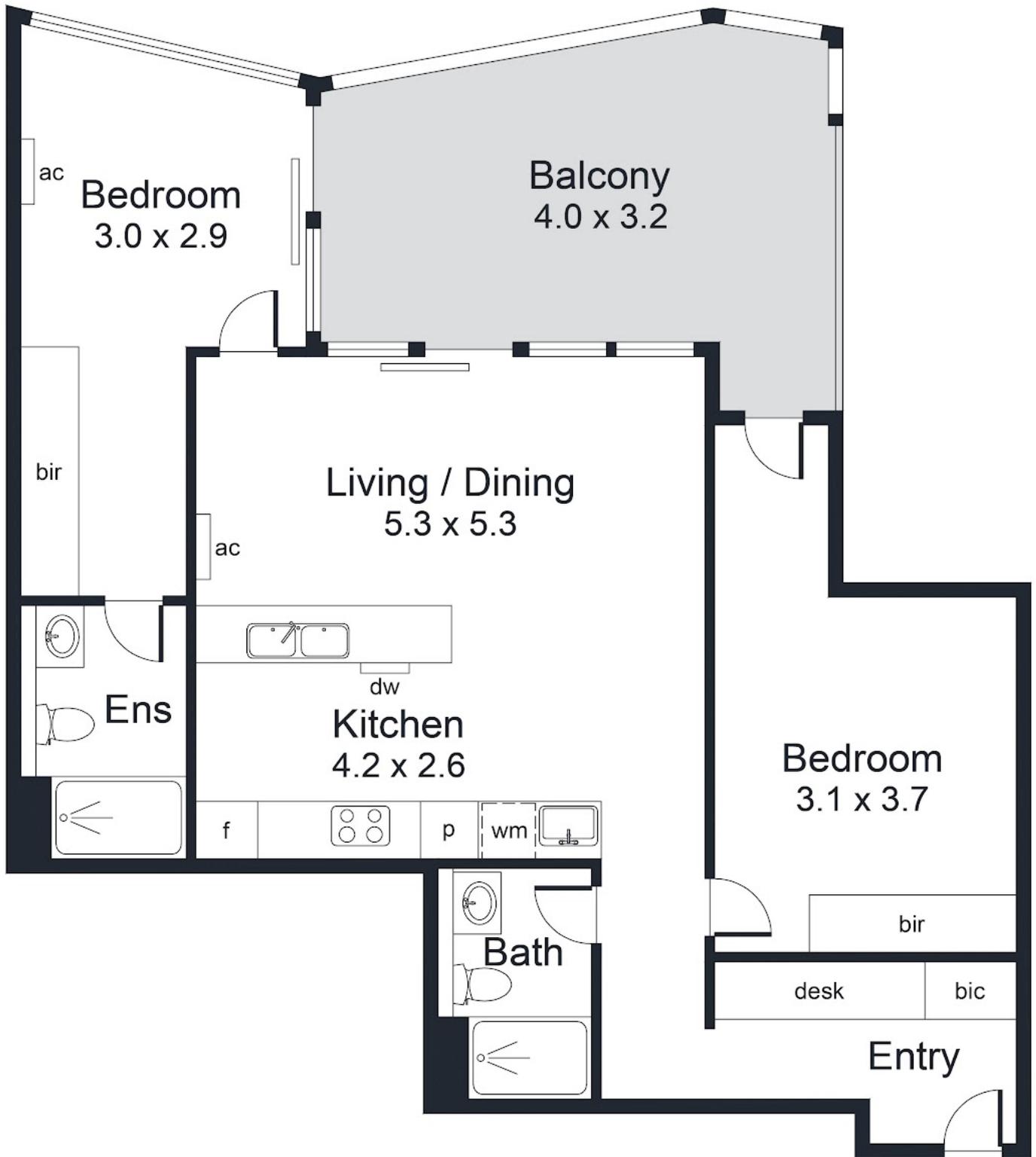
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$865,000

**OPEN FOR INSPECTION:**  
N/A



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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	17.3 m <sup>2</sup>
<b>Total</b>	<b>90.7 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate