



Contemporary CBD Apartment with Exceptional Facilities and Beautiful Cityscape Views



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1205/160 GROTE STREET, Adelaide

Sold for \$508,000 (Nov 09, 2024)

Perfectly established for buyers who love a modern home in the heart of the sparkling city lights, this CBD apartment complex has the best facilities in town!

Your private apartment features two plush bedrooms, a generous open-plan design, balcony space, premium kitchen, bathroom and laundry facilities, and beautiful cityscape views to the east.

Bathed in light and luxurious home comforts, this stylish accommodation enjoys communal amenities for year-round enjoyment. Impress yourself and your guests with 5-star facilities such as the rooftop entertaining and barbecue area, gymnasium, infinity pool, on-site cinema, billiards room, and business centre!

Apartment living in this location means an easy stroll to Chinatown, the Central Markets, public transport, restaurants, cafes, and bars. City-based universities, shopping, theatres, and sporting facilities are all within easy reach.

- Modern two-bedroom apartment built in 2017
- Good investment return

Property ID: L29324230

Property Type: Apartment

Building / Floor Area: 78

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- NBN Ready & Private Balcony for both bedrooms with beautiful City Views
- Secure FOB access and intercom system
- One Bedroom with built-in robes and Ducted reverse cycle a/c
- Spacious open-plan living and dining
- Premium in-line kitchen with 40mm stone benchtops, AEG stainless appliances, gas cooktop, dishwasher
- Fully-tiled modern bathroom with a wall-hung vanity and frameless shower
- European laundry facilities
- 2.7m ceilings and LED downlights
- Ducted reverse cycle air conditioning
- Near Sturt Street Community School & Gillies Street Primary School (unzoned)
- Zoned Adelaide High School and Botanic High School
- Close to the University of South Australia, Adelaide University, public transport

Indicative Rates:

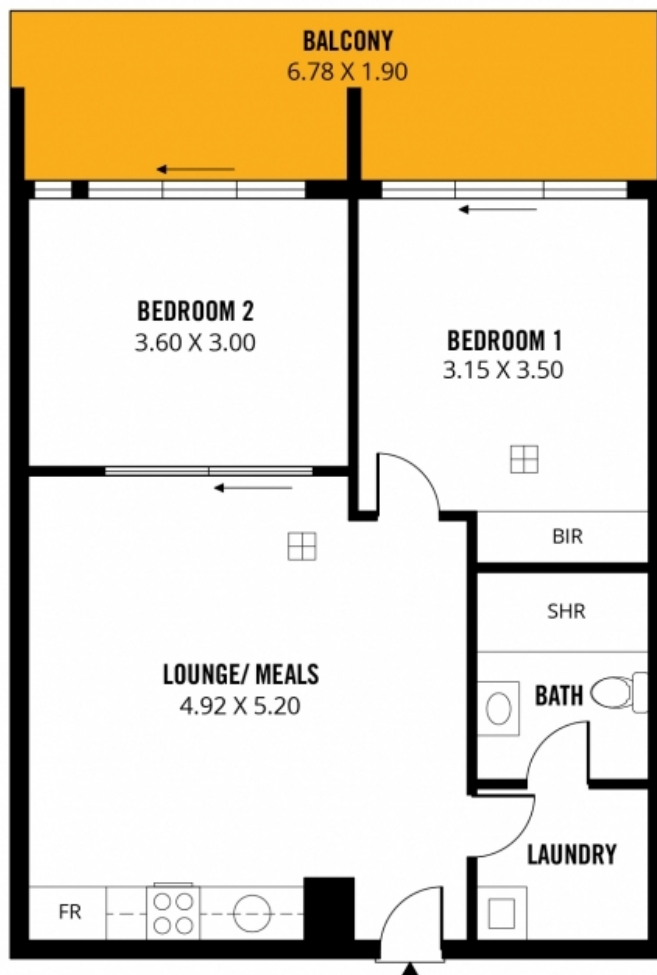
Strata Fee : Approximately \$687.23 per quarter (Admin Fund + Sinking Fund)

Council Rates: Approximately \$1,904.65 per annum

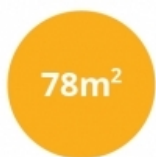
Emergency Services Levy: Approximately TBA per annum

SA Water Supply & Sewerage Charge: Approximately \$199.40 per quarter

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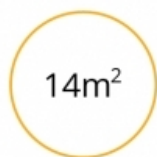
LOWER FLOOR



TOTAL



Living



Balcony



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**