

# 1003/16-20 Coglin Street, Adelaide, SA 5000



Real Estate

## House For Sale

Tuesday, 28 May 2024

1003/16-20 Coglin Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: House



Samuel Ma

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Polly Ma

0479063423

**EOI by 5pm 17th Jun 2024 USP| \$625,000**

Nestled above Eynesbury Senior College and just steps from the vibrant Gouger Street, this exceptional two-bedroom apartment offers urban living at its finest. Unbeatable Location Situated less than 100 meters from the elevator doors of this sophisticated apartment complex, the Adelaide Central Market awaits. Ideal for food enthusiasts, this prime location transforms your morning coffee run and grocery shopping into delightful culinary adventures. Spectacular City Views Ride the key-card-accessed elevator to the 10th floor and be greeted by breathtaking views of the city skyline. Inside, sleek finishes and expansive windows ensure these views are a constant companion. The thoughtfully designed floorplan maximizes space and keeps the panoramic sights uninterrupted from entry to balcony. Elegant Interiors The kitchen, featuring stone benchtops and Franke stainless steel appliances, is efficiently placed along one wall, allowing ample room for a dining table—a rarity in city living. The clever design extends to the second bedroom, equipped with sliding doors that enhance the sense of space, perfect for accommodating guests or creating a home office. Master Bedroom Retreat Wake up to stunning cityscapes in the master bedroom, complete with a walk-in robe. A wall of picture windows ensures you start each day with an inspiring view. Additional Features • Currently tenanted at \$750 per week • Proximity to Victoria Square and tram stops, ideal for city exploration • Secure, undercover parking with remote entry • Ducted reverse cycle heating and cooling system • High security with key card access and intercom system • Easy-care tiled floors throughout • Tinted, glazed picture windows • Abundant kitchen storage • This apartment offers an unparalleled blend of convenience, style, and modern living. Don't miss the opportunity to make it yours. Specifications: • CT / 6038/440 • Council / City of Adelaide • Built / 2008 • Council Rates / \$392.35/quarter • SA Water / \$79.50+\$74.20 /quarter (supply + sewer) • ES Levy / TBA • Strata Rates / \$1,680/quarter • Strata Manager / Whittles Disclaimer: On behalf of Auta Real Estate, all information provided in this advertisement has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should view the property and seek independent advice to proceed. RLA 281476