

1006/10 Balfours Way, Adelaide, SA 5000



Sold Apartment

Monday, 28 August 2023

1006/10 Balfours Way, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment

\$350,000

Fantastic City Lifestyle and a prime investment opportunity. Located in the heart of the West End Precinct this spacious apartment offers a wonderful city lifestyle and a viable investment with endless opportunities. The location is ideal with everything at your doorstep. First class dining and shopping is conveniently located with the Adelaide Markets and Gouger Street only two blocks away. Light Square, the Medical Precinct, and the Riverbank Precinct with Adelaide Oval, Convention Centre and the Festival Theatre are within short walking distance. Adelaide's universities and Tafe are also very close by, and public transport is easily accessible. Choose to live in as an owner occupier, lease the apartment on a short-term basis through Airbnb, lease it privately or take advantage of the viable rental returns on offer through the Oaks Hotels and Resorts. Currently returning a guaranteed rent of \$2,361.67 per month (\$545.00 per week). Positioned on the 10th floor, this one-bedroom apartment boasts panoramic views over sparkling city lights of Adelaide, the Adelaide Hills, and amazing sunsets over the ocean. Inside the apartment has offers modern decor and light filled open plan living and dining giving it a modern and spacious feel. The kitchen is well equipped with solid bench tops and quality fixtures and fittings. Make your way through the floor to ceiling glass sliding doors to the full width balcony that doubles as an all-weather sunroom with toughened bi-fold windows. Perfect area for everyday alfresco dining, entertaining guests or just taking in the breathtaking views. The bedroom is excellent size with room for a king size bed, built in robes and west facing views over the city and Adelaide Hills. The bathroom is modern in design with floor to ceiling tiles, large shower, and quality finishes. Further features include reverse cycle air conditioning, Cat-5 cable throughout the building and excellent security with swipe card access and video intercom to allows guests to your room. A rarity with city living, the apartment also features a secure internal car park with swipe card access from the lifts straight to your floor plus a storage cage! Situated on the 6th floor all residents are welcome to the extensive communal facilities with Adelaide's first indoor glass bottom pool suspended high above the ground, spa, sauna, and steam room. Be quick to secure this wonderful opportunity in the world's 12th most liveable city! PROPERTY INFORMATION: Certificate of Title: Volume 6057 Folio 711 Council: City of Adelaide Year Built: 2009 Oaks Management Fees: \$283.09 per month (approx.) *Only applicable if leased to the Oaks. Council Rates: \$1,662.85 per annum (approx.) SA Water Rates: \$189.28 per quarter (approx.) Community Fees Admin Fund: \$893.00 per quarter (approx.) Sinking Fund: \$277.00 per quarter (approx.) ESL: \$440.80 per annum (approx.)