

**102/69-71 Melbourne Street, North Adelaide, SA
5006**

HARRIS

Apartment For Sale

Thursday, 9 May 2024

102/69-71 Melbourne Street, North Adelaide, SA 5006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Patrick Haymes
0418828252

\$520k-\$530k

Enjoying a brilliant north facing first floor position this residence will appeal to a variety of purchasers, downsizers, first home buyers, executives or investors. Offering privacy and security the apartment features a spacious bedroom with walk in robes and a 2 way bathroom, open plan galley style kitchen with smeg appliances, dining and living, European laundry. The full length balcony is an absolute bonus and provides for terrific outdoor entertaining and a relaxed lifestyle. Lift access, intercom security, reverse cycle air conditioning and a basement car park with car lift entered via Mackinnon Parade further compliment this most impressive residence. Enjoy this vibrant Melbourne Street abode, so beautifully positioned to cafes, restaurants, shopping, stunning parklands and the City. This offering presents an exceptional opportunity to acquire, and as such, inspection is highly recommended. Specifications: CT / 6277/271 Council / Adelaide Zoning / CMS Built / 2022 Council Rates / \$2,077.20pa Community Rates / \$715.32pa Community Manager / Strata Data Emergency Services Levy / \$107.45pa Estimated rental assessment: \$530 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / North Adelaide P.S, Walkerville P.S, Adelaide Botanic H.S, Adelaide H.S Disclaimer: All information provided 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 make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640