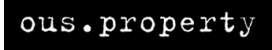


105/301 St Clair Avenue, St Clair, SA 5011



Apartment For Sale

Saturday, 13 April 2024

105/301 St Clair Avenue, St Clair, SA 5011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Desi Moutzouris
0491815065



Laz Ouslinis
0423623335

Offers closing 30th of April @12pm

Nestled in the sought-after suburb of St Clair, this refined 2-bedroom apartment invites you to indulge in its modern splendor. The spacious open-plan living area beckons relaxation with its split-system air conditioner, lofty 2.7-meter high ceilings, and luxurious bamboo flooring. Immerse yourself in the charm of the light and bright contemporary kitchen, boasting sleek stone benchtops and premium stainless-steel appliances, including a dishwasher. Each bedroom offers the convenience of built-in robes, while the modern bathroom and European-style laundry enhance the comfort and functionality of the space. Step out onto the expansive balcony through floor-to-ceiling glazed sliding doors, a serene retreat for alfresco dining or simply unwinding amidst the tranquil surroundings. Enjoy the peace of mind provided by keyless entry to the vaulted foyer, guest access via intercom, and secure remote-control access to the undercover parking. Conveniently located near parks, cafes, the St Clair Shopping Centre, and public transport, this property strikes the perfect balance between urban convenience and coastal tranquility. Seize the opportunity to claim this secure and sophisticated residence as your own.

Property Highlights Include:

- Contemporary kitchen • Kitchen features stone benchtops and stainless-steel appliances
- Expansive open-plan living area
- Split-system air conditioner
- 2.7 metre high ceilings
- Elegant bamboo flooring
- Floor-to-ceiling glazed sliding doors
- Generously-sized balcony
- 2 x bedrooms feature built-in robes
- Modern bathroom
- European-style laundry
- Keyless entry to the vaulted foyer
- Guest access via intercom
- Secure remote-control access to undercover parking
- Lockable storage area downstairs in carpark
- Close to parks, cafes, St Clair Shopping Centre, and public transport
- Ideal location between the city and the sea

Council rates / approx \$308.70 p.q
SA water / approx \$153.70 p.q
ES levy / approx \$102.90 p.a
Strata Fees / approx \$800.00 p.q

LET'S TALK RLA 267639

Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.