

**110/50 Sturt Street, Adelaide, SA 5000**



**Sold Apartment**

Friday, 18 August 2023

110/50 Sturt Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 73 m2**

**Type: Apartment**

## Contact agent

TO ARRANGE A VIEWING OUTSIDE OF ADVERTISED INSPECTION TIMESCALL: Ally Bain 0424 294 415 This secure and quiet apartment is located in the architecturally designed and award Winning Ergo Apartments. Light and bright with one bedroom plus study or use the study as a second bedroom. This is a brilliant opportunity for first home buyers, executive couples, investors or anyone looking to enjoy a low maintenance, lock up and leave lifestyle. Ideally located in the south-west corner of the CBD, all of the benefits of city living are easily accessible without the hustle and bustle on your doorstep. Located less than 400 metres to the South Parklands and Veale Gardens with Adelaide's best cafes, restaurants and bars all within walking distance and a short walk to Adelaide's renowned Central Market for all your fresh produce. Set amongst an inner urban landscape with beautifully manicured gardens, raised lawn areas and inviting open spaces, the Ergo Apartments offer a pleasant and welcoming community environment. If you work in the city, you are just 200m from the City South tram stop on King William Street, a direct route to the heart of the city, Adelaide Oval and Entertainment Centre. Inside the apartment gives you an immediate feeling of space and great flow. The open plan living, and dining is bright, and complimented with floor to ceiling glass sliding doors through to the generous balcony. Well-appointed kitchen featuring stone benchtops & stainless-steel appliances, 2-bedroom spaces with built in robes and a wonderfully equipped main bathroom, including European laundry and cupboard space. Short Term Airbnb is not permitted under 3 months stay. Longer term tenancies allowed. Featuring:

- Main bedroom with built in robes
- Second study/bedroom with built in robes
- Main bathroom, with modern fixtures and tiled floor to ceiling
- European laundry within bathroom with suitable storage space
- Well-appointed kitchen with stone bench-tops and stainless steel appliances
- Ducted reverse cycle air conditioning
- Balcony for Alfresco dining
- Video intercom
- Pet friendly building
- Carpeted to living and bedroom areas
- Secure bike storage in underground car park (No car park allocated to this apartment)

Specifications:

- CT 6158 105
- Council / City of Adelaide
- Zoning / MS(A)
- Built / 2015
- City of Adelaide Council Rates - \$1522.65 pa
- Strata Manager / Whittles Strata Management
- Community Corp - \$310.00 Admin fund, Resi Fund \$53.00 & Sinking Fund \$128.00 /quarter inc GST ES Levy / \$122
- Revenue SA Emergency Services Levy - \$103.40 pa
- SA Water - \$580 pa

For further details on this property and for inspection times, please contact Ally Bain 0424 294 415 or email [ally@jpre.net.au](mailto:ally@jpre.net.au) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, Julianne Price Real Estate and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights.