

1104/10 Balfours Way, Adelaide, SA 5000



Apartment For Sale

Wednesday, 22 November 2023

1104/10 Balfours Way, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Thomas Nicholas
0420306972



Rhys Digance
0404422155

\$355k - \$380k | Offers Close 11/12 at 12pm (USP)

Best Offer By 11/12 at 12:00 pm (Unless Sold Prior) Perfectly positioned in a pet-friendly building on a quiet laneway between Waymouth and Franklin Street on the 11th floor of the iconic 'Altitude Apartments', this recently updated apartment delivers low-maintenance living at its absolute finest. Showcasing contemporary style throughout, the home features uninterrupted views of the Adelaide City & Hills, an enclosed balcony with bi-folding windows, a generous sized bedroom with dual windows and a built-in wardrobe, European laundry, linen cupboard, reverse cycle air-conditioning, secure underground parking and access to swimming pool, spa and sauna facilities. With the ability to live in, lease out or use for holiday accommodation, this is your opportunity to secure an enviable holding for many years to come within walking distance of Rundle Mall, Adelaide Central Market, city parklands, The Royal Adelaide Hospital and local universities.

Building Features:- Pet friendly- Holiday accommodation permitted- Secured with key-less building entry and elevator access to your floor- Access to luxury amenities, which include a heated indoor lap pool, spa, sauna, and steam room

Apartment Features:- Designated secure underground parking (with concrete pillar protection)- Reverse cycle heating/cooling- Freshly painted throughout- Recently carpeted with long-lasting and premium natural canvas and reinforced with strong Dunlop Technics 5mm dual-bond underlay. - Additional windows for extra airflow fitted with fly screens - Spacious open-plan living area adjacent to enclosed balcony- Enjoy the sunrise from the East and uninterrupted views from the Enclosed balcony with bi-folding windows (can be used as an extra dining room/study area)- Modern kitchen with ample bench/cupboard space and quality appliances, including a dishwasher, oven and four-burner cooktop- Generously sized bedroom featuring a built-in wardrobe, Dulux painted feature wall and dual windows fitted with fly screens for extra airflow- European laundry with space for a washing machine & dryer- Modern bathroom complete with shower, toilet and vanity

Year Built / 2010
Pets / Allowed
Permitted use / Live in, lease long term & holiday accommodation
Council / Adelaide
Zoning / Capital City
Council Rates / TBC
Strata Rates / \$1,210 PQ

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 advice. RLA 254416 less