

1104/39 Grenfell Street, Adelaide, SA 5000



Sold Apartment

Monday, 4 September 2023

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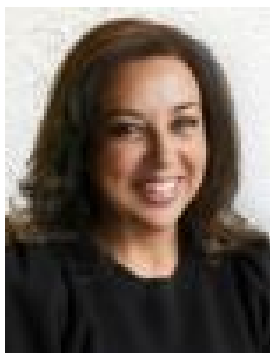
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 190 m2

Type: Apartment



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Located within the Princes Apartments, this modern three bedroom, 2-bathroom Penthouse Apartment is situated within the heart of Adelaide. Ideal for a family, executive couple or investors looking to create a steady rental income. For those living in the country and needing a city base this is just the place. It's perfect for students at Adelaide University or Uni SA. With excellent facilities including a completely refurbished outdoor area with heated swimming pool, this is a wonderful lifestyle address. Astute investors won't get a more centrally located apartment. With Airbnb friendly by-laws, the property also presents an excellent opportunity to benefit from the fabulous array of events scheduled in Adelaide over the year. Prior to extensive renovations, the property welcomed 48 separate Airbnb guests over a 12-month period – every week of the year was booked! Extensive furniture package can be included, and current estimated rental of \$250-300/night is very achievable. Think The Fringe, Adelaide Festival, VALO 500, AFL including the Gather Round, Test Cricket, and LIV Golf • The light-filled open plan living area offers 11th floor city views. • Large, updated modern Kitchen with Caesarstone bench top and island bench, ample cupboard space and quality stainless steel appliances. • Ducted reverse cycle heating and cooling downstairs and split system air conditioning upstairs provides year-round comfort • Security is guaranteed with intercom system & swipe card elevator access throughout the complex • Three bedrooms with built in robes to the 2 downstairs bedrooms and a spacious master suite upstairs with large ensuite including a spa bath, walk in robe and corner balcony, perfect to enjoy your morning coffee. • Second bathroom downstairs • Study/second living area with plenty of storage upstairs adjacent the master suite • Euro Laundry • Storeroom / wine cellar • Valuable undercover carpark • Walking distance to Rundle Mall, King William St, numerous shopping arcades, quality restaurants and cafes, Adelaide University, University SA, Tafe, Royal Adelaide Hospital, public transport, and entertainment venues including Adelaide Oval and Festival Centre ACC Rates \$2,577 pa. Whittles Body Corporate Admin \$2,398 / quarter Sinking Fund \$600/quarter SA Water \$191.43/quarter ESL \$205.60 p.a.