

1201/10 Balfours Way, Adelaide, SA 5000



Apartment For Sale

Saturday, 9 December 2023

1201/10 Balfours Way, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Toby Shipway
0413600919

\$445,000 - \$465,000

Discover the charm of urban living in this spacious apartment nestled in the West End Precinct. Offering a perfect mix of modern design and convenience, this residence is an excellent choice for both homeowners and savvy investors. Discover the heartbeat of the city right outside your door, where premier dining, shopping, and entertainment unfold effortlessly. Adelaide Markets and Gouger Street, home to culinary delights, are just a leisurely stroll away. Very close by you'll find Light Square, the Medical Precinct, and the Riverbank Precinct with Adelaide Oval, Convention Centre, and the Festival Theatre boasting vibrant culture. Adelaide's universities and TAFE are also very close by, and public transport is easily accessible. Whether it's your personal residence, a private lease, an Airbnb venture, or a strategic investment with Oaks Hotels and Resorts, this property offers ample possibilities. Currently leased to the Oaks Hotels and Resorts for a guaranteed monthly rent of \$2,162.33. Positioned on the 12th floor, the apartment takes in breathtaking north-facing views that span Light Square, Adelaide Oval, and the River Torrens Precinct. Enjoy the spectacle of sunsets over the ocean, setting the stage for a truly captivating city lifestyle. Inside the apartment consists of modern décor with open-plan living and dining. The kitchen well-appointed with solid bench tops and premium fixtures. The full-width balcony, with toughened bi-fold windows, doubles as an all-weather sunroom—an ideal space for alfresco dining, entertaining, or simply soaking in the spectacular views. Two generously sized bedrooms with built-in robes and east-facing views over the city skyline offer comfort and tranquillity. The bathroom is modern in design with floor to ceiling tiles, large shower, and quality finishes. Further features include reverse cycle air conditioning, Cat-5 cable throughout the building and excellent security with swipe card access and video intercom to allow guests to your room. A secure internal car park with swipe card access is a rare luxury in city living. Communal facilities elevate the experience, featuring Adelaide's first indoor glass-bottom pool, a spa, sauna, and steam room—a resort-style oasis. Adelaide, the 12th most liveable city invites you to secure your slice of city paradise. **PROPERTY INFORMATION:** Certificate of Title: Volume 6057 Folio 722 Council: City of Adelaide Year Built: 2009 Oaks Management Fees: \$259.80 per month (approx.) *Only applicable if leased to the Oaks. Council Rates: \$1,662.85 per annum (approx.) SA Water Rates: \$219.40 per quarter (approx.) Community Fees: Admin Fund: \$1,037.00 per quarter (approx.) Sinking Fund: \$322.00 per quarter (approx.) ESL: \$501.15 per annum (approx.)