

**123/9 Paxtons Walk, Adelaide, SA 5000**



**Sold Unit**

Saturday, 12 August 2023

123/9 Paxtons Walk, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**

**\$245,000**

Ideally positioned in the heart of the east end of Adelaide in the Palais Apartments sits this attractive city apartment. Boasting a central location between Rundle Street and North Terrace with everything at your fingertips, this is perfect for first home buyers, students, investors or those wanting the city lifestyle. Secure access to the foyer is via a fob entry and there is also a lift system with an intercom for guests. Situated on the first level the apartment offers spacious open plan living with a neutral decor and is ready to move in or rent out, with new carpet and paint. The central kitchen has an electric cooktop, under bench oven, dishwasher and great storage including overhead cupboards. The sleek modern bathroom has a full size vanity and the shower has floor to ceiling tiles. There is also a separate laundry cupboard. With a lock up and leave lifestyle this is designed for hassle free city living. Key features- Furniture included- Fob entry with lift system & intercom- Open plan living- Kitchen has a dishwasher and ample storage- Spacious bedroom - European style laundry - Split system air conditioning Specifications Title: Strata Titled Year built: 2007 Council: City of Adelaide Council rates: TBCESL: TBCSA Water & Sewer supply: TBC Strata fees: \$607pq (approx) 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, the agent 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. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629