

**1404/102-110 Waymouth Street, Adelaide, SA 5000**



## **Apartment For Sale**

Wednesday, 22 May 2024

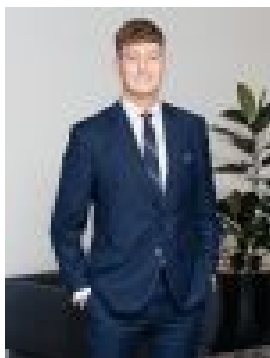
1404/102-110 Waymouth Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Will Fitridge  
0423479866

**\$415k - \$455k**

Offers Close Wed, 5th June - 3pm (usp) This spacious 2 bedroom apartment located on the 14th floor offers everything you love about inner city living. Boasting a spacious floorplan of some 68sqm (approx.) and only a minutes stroll down Wymouth St to some the CBD's most popular eateries accompanied by the ever important secure carpark, this 2 bedroom apartment is sure to impress. Features include:- Two spacious bedrooms both with built in wardrobes, master with desk and ceiling fan, second with private balcony.- Open living dining and kitchen area with split system air conditioner and opening onto the spacious balcony.- Kitchen with electric oven and cooktop, dishwasher and ample cupboard and bench space.- Bathroom with shower, toilet, vanity with storage and laundry facilities. Ideally located close to shops, restaurants, public transport and schools this 2 bedroom inner city apartment provides the low maintenance lifestyle you're after. Do not miss out on this opportunity! \*Currently tenanted at \$550 per week Certificate of Title - 6098/28 Council - Adelaide Zoning - CC - Capital City Year Built - 2011 Total Build area - 86m<sup>2</sup> Council Rates - \$1,668.70 pa SA Water Rates - Not Declared Emergency Services Levy - \$111.20 pa Body Corporate Admin Fund Fee - \$1,464.18 pq Body Corporate Sinking Fund Fee - \$43.47 p.q All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403