

1604/10 Balfours Way, Adelaide, SA 5000



Apartment For Sale

Wednesday, 29 May 2024

1604/10 Balfours Way, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Rhys Digance
0404422155



Thomas Nicholas
0420306972

Best Offer By | 17/06 (USP)

Offers Close Monday 17th of June at 12:00pm (Unless Sold Prior) Perfectly positioned in a pet-friendly building on a quiet laneway between Waymouth and Franklin Street on the 16th floor of the iconic 'Altitude Apartments', this recently renovated apartment delivers low-maintenance living at its absolute finest. Showcasing contemporary style throughout, the home features uninterrupted views as far as the ocean, dual enclosed balconies with bi-folding windows, two generous-sized bedrooms with dual windows and built-in wardrobes, a full-sized laundry, two linen cupboards, reverse cycle air-conditioning, two secure underground car parks and access to swimming pool, spa, sauna and steam room facilities. With the ability to live in, lease out or use for holiday accommodation, this is your opportunity to secure an enviable holding 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:- Only 4 apartments on the 16th floor & all owner-occupied- 2 designated secure underground carparks- Reverse cycle heating/cooling- Brand new flooring throughout- Freshly painted throughout- Stunning city/ocean sunset views - Dual balconies with bi-folding windows (can be used as extra dining rooms/study areas)- 2 generously sized bedrooms, both with built-in wardrobes and dual windows for extra light & airflow- Master bedroom with ensuite & private balcony with stunning sunset views- Spacious open-plan living area adjacent to enclosed balcony- Modern kitchen with ample bench/cupboard space and quality appliances, including a dishwasher, oven, four-burner cooktop, stone benchtops & breakfast bar- Full-sized separate laundry with space for a washing machine, dryer & additional storage- 2 additional linen cupboards- Modern bathroom complete with shower, toilet and vanity

Location Features:- 350m: TAFE SA Adelaide Campus- 450m: Hindley Street nightlife precinct- 650m: Central Markets & Grote/Gouger Street restaurant precinct- 1.3km: Royal Adelaide Hospital- 1.5km: Rundle Mall shopping & dining precinct- 1-1.7km: Flinders University Adelaide Campus & University of Adelaide/South Australia- 2.1km: Adelaide Botanic Gardens

Year Built / 2010
Pets / Allowed
Permitted use / Live in, lease long term & holiday accommodation
Council / Adelaide
Zoning / Capital City
Council Rates / \$627 PQ
Strata Rates / \$2,222 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