

**1706/47 Hindmarsh Square, Adelaide, SA 5000**



**Apartment For Sale**

Wednesday, 22 May 2024

1706/47 Hindmarsh Square, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ken Bruce

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**\$790,000 - \$860,000**

Expressions of Interest | 17/06/2024 at 12.00 noon (Unless sold prior) Considered the best positioned high rise residential building in Adelaide, apartments in The Conservatory on Hindmarsh Square, rarely come onto the market - and even more rarely when they are high in the building, a corner apartment and have northerly aspects like this new offering. Providing spectacular views over the city skyline, Adelaide Hills and St Vincent's Gulf, you will be the envy of your friends when they visit. Enjoy the fantastic city lifestyle with shops, theatres, cinemas, galleries, University Campuses, restaurants, the Central Market and Adelaide Oval all within walking distance. Positioned in the heart of the CBD with a north-facing balcony and windows, relax at home overlooking the beautifully manicured Hindmarsh Square gardens, knowing that you will never have to mow a lawn, rake up leaves or weed a garden bed again! More significant than most city apartments and perfect for a professional couple, students, empty nesters or investors, the living area has windows facing the city and Adelaide Hills. It is adjacent to the luxurious kitchen, which includes stone bench tops, a freestanding entertaining unit, Miele appliances, and a host of cupboards. Windows from the kitchen face north, east, and west, with direct access to the north-facing patio, which also includes views over the city, sea, and hills. Just imagine the long brunches, lunches, and dinners, backlit by starry skies and twinkling city lights. The main bedroom suite includes a dressing room and a fully tiled ensuite bathroom with a double vanity and extra-large shower cubicle. The second bedroom includes a wall of wardrobes and is positioned opposite the main bathroom, which is also fully tiled from floor to ceiling. There is also a separate laundry with a wall of cupboards and a built-in sink unit. Onsite facilities include a large swimming pool, spa, gym room, storage cage, and secure car parking. Special features: - Custom fit-out ensures the highest standard; this sleek and modern apartment is a show stopper. - The crown jewel of the residence is the 180-degree view. - Exclusively positioned in the heart of the CBD on the 17th floor, it offers views stretching from the bay to the Adelaide Hills. - Enjoy a huge balcony drenched in the glorious northern sun or stunning city lights. - Hotel resort facilities for your enjoyment include heated indoor lap pool, fully equipped gymnasium, spa and steam room. Close to everything that our beautiful city has to offer including excellent schools, Adelaide High, Adelaide Botanic High, Adelaide University, Unisa, Rundle Mall, Rundle Street. Enjoy the array of restaurants, cafes, bars, and entertainment at surrounding streets, all right on your doorstep! This stylish modern Apartment will be popular with downsizers, city professionals, investors or anyone looking to free up more time in their life for an exciting, low maintenance lifestyle. Council Rates | \$TBA pa SA Water | \$TBA pa ESL | \$TBA pa Year Built | TBA Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.