

**201/69-71 Melbourne Street, North Adelaide, SA
5006**



Sold Apartment

Thursday, 24 August 2023

201/69-71 Melbourne Street, North Adelaide, SA 5006

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

\$600,000

This beautifully appointed two bedroom apartment is ideally located in sought after Melbourne Street, close by to the boutique shopping and beautiful restaurants that North Adelaide has to offer. A short stroll will take you to Adelaide Parklands, Adelaide Oval and into the CBD. Built by Botton & Bowser in 2022 this apartment is the ultimate in urban living. Upon entrance you are met with engineered timber floorboards throughout the open living areas and an abundance of natural light. Modern galley style kitchen offering Smeg oven and gas cooktop, Smeg dishwasher, Quartz stone benchtops and plenty of cupboard space, open plan living adjoins the generous north facing balcony which overlooks Melbourne Street, providing an extra entertaining area. Two spacious bedrooms both with built in robes are serviced by the modern bathroom with full shower, vanity, toilet and laundry facilities. Ducted heating and cooling throughout and dedicated garage parking compliment this apartment. Currently tenanted at \$550 per week until 8th January 2024 to amazing tenants - an ideal Investment or beautiful apartment to move into once the lease is expired. Key features: 2 spacious bedrooms, both with built in robes Stylish kitchen offering Smeg appliances & ample cupboard space Open plan living with an abundance of natural light Engineered timber floorboards throughout the living areas Modern bathroom with laundry facilities Generous north facing balcony overlooking Melbourne Street Ducted heating and cooling throughout Dedicated underground parking Specifications: CT / Volume 6277 Folio 276 Council / Adelaide Zoning / City Main Street / City High Street Built / 2022 Internal / 62.2 m2 (approx.) Council Rates / \$542.60 pq (approx.) SA Water / \$153.70 pq (approx.) (supply & sewer) Strata Admin Fund / \$ 608.53 pq (approx.) Strata Sinking Fund / \$ 50.00 pq (approx.)