

204/304 Waymouth Street, Adelaide, SA 5000

Sold Studio

Thursday, 25 January 2024



Real Estate

204/304 Waymouth Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Type: Studio



Linda Zhang  
0433933832

**\$165,000**

Are you in search of a prime investment opportunity or the perfect accommodation in the heart of Adelaide? Look no further! Let us introduce you to this fully equipped studio apartment, ideally situated with a wealth of amenities right at your doorstep. Whether you are studying or working in the comfortable indoor environment, this apartment serves as an oasis in the city, providing balance and tranquillity to help you better manage the demands of a hectic life.

**Property Features We Love:**

- Built-In Study Table and Bookcase
- Built-in Wardrobe, Luggage Rack, and Kitchen Shelves
- Electronic Double Burner Stove
- Private Bathroom
- Split System Air Conditioning
- Small Balcony with Scenic Views

**Managed by UniLodge for Top-Notch Security**

**Prime Location:**

- Adjacent to Adelaide High School
- Just 550 meters from the University of South Australia and the Pridham Hall Sport Centre, featuring a swimming pool, badminton, and basketball indoor courts
- Approximately 650 meters to TAFE SA
- Only 1 km from Chinatown and the Central Market
- 1.3 km to Rundle Mall, Adelaide CBD Shopping Centre
- Reach the University of Adelaide in approximately 13 minutes by public transport

**Negotiable Bonus Furniture and Appliances:**

- Refrigerator
- Microwave Oven
- Television Set
- Double-seat Sofa
- One Square Table and Three Chairs
- Single bed with matching mattress
- Bedside square table

**Building Amenities:**

- Vending Machines
- Table Tennis and Foosball Tables with Equipment
- Reception and Audio-Visual Area
- Study Room
- Laundry Room
- Spacious Public Kitchen
- Bicycle Parking Area
- Gym (available for an additional cost)

This studio apartment caters not only to students but also to professionals who work and reside in Adelaide's CBD. Its convenient location and abundant amenities make it a versatile choice for various lifestyles. Whether you're studying or working, one person or two people, it offers a comfortable and convenient living space. With UniLodge's excellent management, you'll enjoy top-notch security, regular social activities for residents, and access to a range of shared facilities that enhance your daily life. It also represents a smart investment opportunity. Don't miss out on this golden chance to acquire prime real estate in a central location. Act now and make this studio apartment your own or leverage its investment potential. Contact Linda today to arrange a viewing and take the first step towards owning this exceptional property. Act promptly, as opportunities like this are fleeting.

**Specification:**

CT / 6121/57  
Council / City of Adelaide  
Title / Strata Title  
Zoning / Capital City Zone  
Built / 2009  
Area / 27 m<sup>2</sup>  
Council Rates / \$216.00 per quarter  
SA Water fixed charges / \$74.20 per quarter  
Emergency Service Levy / \$31.89 per quarter  
Strata Fee / \$583.00 per quarter

**\*Disclaimer:** On behalf of Auta Real Estate, all information provided in this advertisement 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 view the property and seek independent advice to proceed.

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