

**209/50 Sturt Street, Adelaide, SA 5000**



**Sold Apartment**

Wednesday, 17 April 2024

209/50 Sturt Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ally Bain

0424294415

**\$545,000**

TO ARRANGE A VIEWING OUTSIDE OF ADVERTISED INSPECTION TIMESCALL: Ally Bain 0424 294 415A fantastic opportunity to purchase a sleek and stylish apartment in one of Adelaide's most sought after apartment buildings. With an abundance of light as soon as you walk in to this apartment, this space is ideally suited for those wanting a low maintenance lifestyle and the benefits of CBD living. With two light filled bedrooms, walk in robe to main bedroom and second bedroom can be used as a study also with fantastic shelving and cupboard space. The living space is open with immaculate timber flooring and is overlooked by the sparkling kitchen with quality appliances including dishwasher and gas cooking. A gorgeous open balcony is ideal for alfresco dining at night or for your early morning coffee. The main bathroom is ideally located and easily access by the main bedroom and also the living area and the separate laundry boasts a great amount of cupboard and storage space which is a rare find in apartment living. One car park space available for secure parking of your vehicle with easy access from Frew Street. Ideally located in the south-west corner of the CBD, all of the benefits of city living are easily accessible without the hustle and bustle on your doorstep. Located less than 400 metres to the South Parklands and Veale Gardens with Adelaide's best cafes, restaurants and bars all within walking distance and a short walk to Adelaide's renowned Central Market for all your fresh produce. Set amongst an inner urban landscape with beautifully manicured gardens, raised lawn areas and inviting open spaces, the Ergo Apartments offer a pleasant and welcoming community environment. If you work in the city, you are just 200m from the City South tram stop on King William Street, a direct route to the heart of the city, Adelaide Oval and Entertainment Centre. Short Term Airbnb is not permitted under 3 months stay. Longer term tenancies allowed. Featuring:

- Main bedroom with built in robes
- Second bedroom with built in robes
- Main bathroom, with modern fixtures and tiled floor to ceiling
- Separate laundry with ample cupboard space
- Well-appointed kitchen with stone bench-tops appliances
- Ducted reverse cycle air conditioning
- Balcony for Alfresco dining
- Video intercom
- Pet friendly building
- Beautifully maintained flooring throughout
- Secure bike storage in underground car park

Specifications:

- CT 6158 125
- Council / City of Adelaide
- Zoning / MS(A)
- Built / 2015
- City of Adelaide Council Rates - \$1522.65 pa
- Strata Manager / Whittles Strata Management
- Community Corp - \$310.00 Admin fund, Resi Fund \$53.00 & Sinking Fund \$128.00 /quarter inc GST ES Levy / \$122
- Revenue SA Emergency Services Levy - \$103.40 pa
- SA Water - \$580 pa

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, Julianne Price Real Estate and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights.