

**2104/29 Angas Street, Adelaide, SA 5000**

NOAKES  
NICKOLAS

**Sold Apartment**

Tuesday, 23 January 2024

2104/29 Angas Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$670,000**

Located within the premium Kodo Apartments, this contemporary two-bedroom apartment offers privacy, comfort and a cosmopolitan lifestyle in the thriving heart of Adelaide. Constructed to a high standard in 2019, as Adelaide's tallest residential tower your 21st floor apartment offers striking views to the foothills from your balcony and the floor-to-ceiling windows of the open plan living and bedrooms alike, bringing a sense of grandeur to your everyday. A secure and stylish foyer sets the tone for secure and private living. Arriving at the apartment, floating timber floors carry through the living space and the surprisingly spacious kitchen. Enjoy quality Miele appliances including a gas cooktop and integrated dishwasher, while Caesarstone benchtops provide plenty of stylish space to prep and enjoy Friday night drinks alike. Two large double bedrooms are carpeted for comfort and include built-in robes, with a walk-in robe set up for the main bathroom that also includes a modern ensuite with the main bathroom keeping in the same fresh, white minimalist style. Whether with your morning cuppa or evening aperitif, you'll love settling on the balcony to take in those sweeping views or heading up onto the shared rooftop terrace to entertain or catch a little more sun. Beautifully suited to the investor, frequent flyer, CBD worker or student, walk to work and a number of universities while enjoying a lifestyle surrounded by restaurants, dining and café culture. For those seeking a lock-up-and-leave lifestyle that keeps you in the action, this beauty on Angas awaits. More features to love: -Reverse cycle ducted A/C throughout -Secure dedicated carpark -Gas hot water system -Wired in speakers throughout -Secure building with intercom and fabulous shared facilities including rooftop garden and BBQ area -Dedicated laundry -Walking distance to the Adelaide Central Markets and Coles Rundle Mall -Zoned to Adelaide Botanic High, Adelaide High and Gilles Street Primary, walking distance to Pulteney Grammar and within the catchment area for Sturt Street Children's Centre -Easy access to buses, trams, trains and e-scooters Land Size: 96sqm Year Built: 2019 Title: Strata Council: City of Adelaide Council Rates: \$1,797 PASA Water: \$153.70 PQES Levy: \$108.95 PA Strata: \$1,291.44 PQD Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.