

2109/17 Austin Street, Adelaide, SA 5000



Apartment For Sale

Monday, 17 June 2024

2109/17 Austin Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Victoria Wang
0451865199



Jacky Wang
0433508205

\$680,000-\$720,000

'Realm' is a beacon of modern elegance, an architectural vision created by Elenberg Fraser. Realm Adelaide offers an unprecedented level of luxury in the heart of the Adelaide CBD. This apartment is designed for open-plan living and to maximize Realm Adelaide's panoramic views across the city. Entry to the building is via a five-star hotel-style lobby featuring an inlaid stone with a golden highlighted floor. Level 8 features a Crossfit-enabled gym with extensive mixed-use gym equipment and a climbing wall, two private function spaces including dining facilities and a games room, and an outdoor terrace that includes a 25-meter lap pool and spa. On Level 39 the amenity spans 500 square meters inside and out and is exclusive to premium apartments. Featuring the wellbeing zone which features an indoor yoga studio and an area suitable for a massage retreat, alongside changing facilities that opens onto the building's 270 square meter rooftop where a spa, steam room, and sauna feature. On the entertaining side of the rooftop, a BBQ set alongside circular lounge seating offers a place to entertain. Features include: * Master bedroom with built-in robe and ensuite * Another bedroom with a built-in wardrobe * Fully tiled for two bathrooms * Open plan living with a gas stovetop in kitchen + dishwasher * Huge balcony * One car parking space * Laundry facilities * Split System Air conditioning * Luxury lobby and secure access In addition, yours to enjoy are the extensive premium apartment amenities – • A wellbeing zone for indoor yoga studio/retreat • 270sqm rooftop spa, sauna, and steam room • Cross-fit enabled gym and climbing wall • Two private function spaces and a games room • 25 meter-long lap pool and spa. Others: * Short walk to delightful shopping on Rundle St, Rundle Mall, and North Terrace cultural precinct * Easy access to public transport links, Adelaide Central Market, Adelaide Oval * Within Adelaide High School zone, close to quality schools and universities * 100m to Tram Stop * 120m to The University of Adelaide * 150 to Rundle Mall * 240m to the Art Gallery of South Australia * 260m to the South Australian Museum * 300m to Woolworths * 700m to the Botanic Gardens * 850m to the new Adelaide Botanic High School * 900m to the Adelaide Zoo * 1300m to Adelaide Oval * 1500m to the Royal Adelaide Hospital REALM 2109 INFORMATION: COUNCIL RATE: \$532.86/quarter (approx) SA WATER (Supply): \$74.2/quarter (approx) SA WATER (Sewerage): \$82.89/quarter (approx) STRATA FEE: \$1904/quarter (approx) Emergency Services Levy: \$150/annum (approx) Current Landlord Insurance (Terri Scheer - Short Stay): \$359 RLA: 272 867 * Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition, or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.