

**211/246 Unley Road, Unley, SA 5061**



**Apartment For Sale**

Thursday, 25 April 2024

211/246 Unley Road, Unley, SA 5061

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: Apartment**



Ally Bain

0424294415

**\$850,000 - \$880,000**

Take the opportunity to live in one of these luxurious apartments in the exclusive "246" Apartment Complex. Just a hop, skip and a jump away from The Metro & Unley Shopping Centres, this apartment is the perfect place to live and lay your hat at the end of the day. Walk into this stunning light filled apartment with spacious living room and quality kitchen with stone bench top and sparkling Miele appliances including dishwasher and gas cook top. The two comfortable bedrooms, have ample storage space with built in robes to both and quality woollen carpets. Bedroom one is completed with an ensuite, and an additional bathroom is located off of the living space with includes the laundry facilities. Ducted reverse cycle air conditioning will ensure your comfort all year round. The apartment is located in an enviable position in Adelaide and is within walking distance to some of Adelaide's best restaurants, cafes and shopping. Public transport is on your doorstep for a quick bus ride into the city. Property is currently tenanted until 06/01/25. Featuring:

- Two bedrooms both with built in robes.
- Two sparkling and luxurious bathrooms
- Incredible tree top views from the extended north facing balcony
- Light and bright open plan living area
- Kitchen finished with quality Miele appliances and gas cooking
- European laundry
- Secure video intercom access
- Under cover lock up parking for 1 car

This complex is second to none and in an enviable living location just a few minutes from the CBD. For a Private Inspection, please call Ally Bain on 0424 294 415. Specifications:

- CT 6260/576
- Council / City of Unley
- Zoning / MS(A)
- Built / 2021
- City of Unley Council Rates - \$992.00 pa
- Strata Manager / Strata Data
- Sinking Fund \$98.69 per quarter / Admin Fund Levy 1076.20 per quarter
- Revenue SA Emergency Services Levy - \$128.60 pa
- SA Water - \$650.00 pa

RLA 262864 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.