

217/2-6 Pilla Avenue, New Port, SA 5015



Sold Apartment

Friday, 1 September 2023

217/2-6 Pilla Avenue, New Port, SA 5015

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Marissa Watkins

\$575,000

Nautica - South Building A luxury lifestyle is offered in this superb apartment. Enjoy stunning, waterfront outdoor living on your private patio area. If you've been looking to combine outstanding accommodation with a superb location your search is over. This spacious apartment ticks all the boxes and provides a lifestyle to be envied. You can enjoy a stunning marina location only a short distance from Semaphore beach, cafes, bars, cinema, and historical and vibrant Port Adelaide. If fitness is important to you, then you will love the fresh sea air when out for a walk or run around New Port or down to the beach. Arrive back home and complete your workout with some laps in the indoor pool. You can also enjoy the indoor spa, sauna, steam room, and gym saving you valuable dollars on memberships. With so much to love, be quick to make this apartment your new home.

The living space: The building is beautifully maintained and offers a secure, hotel-style entrance and contemporary resort-style living. The apartment is located on the first floor and is spread over one level. Step inside to the entrance hall and through to the kitchen and open plan living space, which flows through to a glass wall of windows and sliding door out to the verandah to soak up the view while entertaining or relaxing. The kitchen is spacious and well-appointed with a pull-out pantry, dishwasher, and stainless steel appliances. The living space allows for a dining and lounge space and is a great size. The expansive outdoor area enjoys an under-main roof section for your patio furniture, an open-air area, and a garden bed with a glass balustrade overlooking the marina. The master bathroom is conveniently located for guests and also enjoys a spa bath. The bedrooms: The master bedroom is a great size with built-in robes and spacious ensuite. Bedroom two is also a great size with built-in robes and will easily take a queen-sized bed. With the flexibility to make the second bedroom an office for those working from home, you can create the home you need.

The features: Security Indoor heated pool, spa, gym area, sauna and steam room. Ducted heating and cooling. Intercom service for guests. Floating floors in all living areas. Both bedrooms have carpet. Built-in robes in both bedrooms. Large ensuite and main bathroom with spa bath. European laundry with wash trough and cupboard. Underground remote access car parking for 2 cars with a lift straight up to your floor. A storage cage for your private use alongside the car parks making it super convenient for your bike or stored items. *A marina berth is available for purchase with this sale as an option. Please speak to us if you're interested in this.

The location: This really is a superb location with only a couple of KM's between you and the beach. Waterfront views and fabulous options for walking, running or taking in the local atmosphere in Port Adelaide or Semaphore cafes, pubs, bars, markets or recreation. The train station is a short walk away with a fast commute into the city. West Lakes is a short drive giving you access to more extensive Westfield Shopping and cinema. The expressway access makes this a great option for anyone traveling north for work. This property is currently tenanted until 24th November 2023 @ \$530 per week. A new rental appraisal is available upon request.

COSTS FOR 2022 - 2023 FINANCIAL YEAR: COUNCIL RATES | \$1037.85 pa WATER | \$153.70 pq STRATA ADMIN | \$1083 pq SINKING FUND | \$520 pq HEALTH CLUB | \$201 pq RLA: 274353

Please note: The details provided have been obtained from various sources and while we believe them to be an accurate reflection, we cannot guarantee the information is accurate and we don't accept liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition, inclusions, exclusion, omission) All interested persons should make their own enquiries and seek their own legal advice.