

22/31 Halifax Street, Adelaide, SA 5000



Apartment For Sale

Saturday, 18 May 2024

22/31 Halifax Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Simon Kent
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- Best Offer By - May 28th @ 12pm

Presenting a fantastic combination of cosmopolitan living in the heart of the Adelaide City precinct, this executive two bedroom apartment offers those looking for a relaxed, convenient vibrant lifestyle, or a smart ready to go investment. Situated in the Lumiere Apartments, take advantage of this wonderful offering to simply move in and enjoy the benefits of Adelaide city living or reap the rewards of the rental returns through management. Positioned within walking distance to King William Road and the trendy Adelaide eateries along Gouger Street plus the vibrant gourmet shopping on offer at the Central markets. Further destination attractions nearby include the River Torrens Precinct, Adelaide Oval, Adelaide Convention Centre, Museum, Art Gallery of South Australia and SkyCity Adelaide Casino. It's all here ready and waiting for you to discover...Apartment Features:- Light-filled primary bedroom complete with built-in robes- Bedroom 2 of good size with outlook views- Modern bathroom with floor to ceiling tiles, rail shower, semi-frameless shower screen and contemporary cabinetry with quality fixtures and finishes- Modern kitchen with solid bench-tops, sleek splashback with contemporary design cabinetry, electric cooktop and rangehood, electric oven and dishwasher- Open plan dining & casual living area- Spacious living that seamlessly connects to a private balcony- Large sliding doors open to entertainers balcony- Spacious private balcony with views- Fujitsu reverse cycle heating/cooling- European style cupboard laundry- Neutral colour tones and lighting throughoutOther Features:- Excellent security with a restricted swipe swatch entry to foyer and lift system, apartment intercom- Secure covered carpark located in the complex's garage- Outdoor lap pool, and garden sun deck area located on the rooftop for all residents - welcome to enjoy.- All these exciting lifestyles benefits are maintained through the community rates- Located in the tightly held school zoning of Adelaide High and Adelaide Botanic High School, additionally top private schools Pulteney Grammar and Christian Brothers College nearby, with Gilles Street Primary a short strollEnjoy the fabulous lifestyle on offer or ready to go investment...Welcome to Apartment 22/31 Halifax Street, Adelaide!***Currently tenanted at \$500 per week until 30/07/2024***Specifications:Council: Adelaide City CouncilBuilt: 2004Council Rates: \$\$1,493.70 per annum (approx.)SA Water: \$\$153.70 per quarter (approx.)ES Levy: \$97.60 per annum (approx.)Community Rates:Admin Fund: \$\$624.19 per quarter (approx.) Sinking Fund: \$\$132.40per quarter (approx.)Rental Potential: \$500 per week (approx.)Speak to Ray White West Torrens Property Management about managing this property!On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice.For further information contact Simon Kent 0488 441 848 or Davis Pickering 0435 743 388