

**22/45 York Street, Adelaide, SA 5000**

**HARRIS**

**Sold Apartment**

Monday, 30 October 2023

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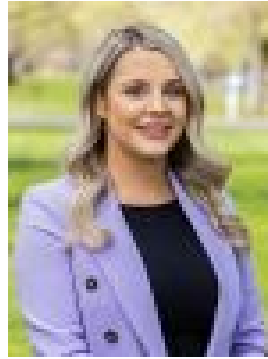
**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



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**\$365,000**

Are you ready to elevate your lifestyle in a buzzing location? Look no further than this fantastic 2-bedroom property with a charming balcony, situated right in the heart of Adelaide City. Whether you're a first-time homebuyer or a savvy investor, this property is your ticket to the ultimate Adelaide experience! Enjoy the comfort and privacy of two generously-sized bedrooms, perfect for relaxation and rejuvenation. In the kitchen, you'll love the gas cooktop and electric oven for all of your cooking needs with an impressive amount of storage. The reverse cycle split system located in the lounge room will ensure you'll keep comfortable all-year round. Sip your morning coffee or unwind in the evenings on your very own private north facing balcony, offering a peaceful retreat amidst the city's hustle and bustle. Open up the sliding windows on your balcony to let in that fresh breeze or leave them closed as an escape from the elements when needed. Immerse yourself in Adelaide's thriving café culture, with numerous charming cafes just steps away. You'll never run out of delightful places to enjoy a delicious meal or coffee with friends. Shopaholics rejoice! Rundle Mall, Adelaide's premier shopping destination, is a short stroll from your doorstep. Explore a wide array of shops, boutiques, and department stores, all within easy reach. More to love: - Open plan living that opens onto your private balcony - 2 spacious bedrooms - Fully equipped kitchen with gas cooktop and electric oven - Reverse cycle split system - Downlights throughout the home - Combined bathroom & laundry Specifications: CT / 5928/755 Council / Adelaide Zoning / CC Built / 2004 Council Rates / \$1,797.60pa Strata Rates / \$1,109pq Strata Manager / Whittles Emergency Services Levy / \$143.55pa SA Water / \$142.10pq Estimated rental assessment: \$430 - \$460 p/w (Written rental assessment can be provided upon request) Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409