

**2502/19 Frome Street, Adelaide, SA 5000**



**Sold Apartment**

Saturday, 12 August 2023

2502/19 Frome Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: Apartment**

**\$850,000**

Imagine sitting on your lounge or cooking up a storm in your kitchen and being able to see the amazing views of the CBD day or night, then in the distance the Adelaide Hills or the sunsets in the west. You will never want to leave home! If you're looking for something to do, simply step outside the Adelaidean and enjoy the buzz of the East End with amazing restaurants, café's, quirky bars, it's all there! Enjoy a walk along North Terrace to the Adelaide Botanical Gardens, Art Gallery of South Australia, South Australian Museum and Adelaide oval for your sporting entertainment. Public transport, tram access within CBD & direct line to Glenelg Beach. Perfect opportunity for investors looking for the next property for their portfolio. The tenant is the original tenant from when this apartment was completed, who has been looking after this property like their own. Leased until 29/04/2024. Things we love about this property: \* Views from every window \* Open living area with immense amounts of natural light from floor to ceiling windows \* Two spectacular bedrooms with built in robes & ensuite to the master bedroom \* Stunning designer kitchen with Miele appliances & island bench overlooking bigger than normal family/dining area. \* Laundry facilities & ample storage/linen space \* Ducted R/C Air (no condenser on balcony) \* Generous secure car parking bay for your pride enjoy Things we love about this Adelaidean: \* A total of 74 apartments (mostly owner occupied) \* No short-term leasing (Air BNB) \* Secure private access with swipe card to building and lift \* Secure parking space for one \* CCTV system to building entrance for added comfort \* Communal Function Room level 21, which can be booked out with facilities including shared kitchen area with fridge, living area including tv & huge balcony to surround yourself with Adelaide night lights. \* Access to facilities in the Crowne Plaza, including Gym, Pool, Concierge Services, Housekeeping & Catering (added cost for these items) Internal Specs: \* 2.7m high ceilings \* Floor to ceiling double glazed windows \* Dual blinds to have best of both worlds \* Stone benchtops & splash-backs \* Miele appliances \* High-end finish for the added touch of style \* Downlights Title: Community/ Strata (Strata Data) Admin: \$639.44 Per Quarter (approx) Sinking Fund: \$113.75 Per Quarter (approx) SA Water: \$177.05 Per Quarter (approx) Council Rates: \$2,295.70 PA (approx) ESL: \$112.85 PA (estimate) Year Built: 2020 Disclaimer: This advert contains information and imagery which is believed to be accurate based on City Realty sources and/or inspections of the property before or at the time of advertising. Prospective buyers or other parties should make their own inquiries about the validity and accuracy of this information and view the property before making any offers. Our privacy policy is available at [www.cityrealty.com.au](http://www.cityrealty.com.au) | RLA 262 481