

301/21 Balfort Street, Findon, SA 5023

**NOAKES
NICKOLAS**

Apartment For Sale

Thursday, 4 April 2024

301/21 Balfort Street, Findon, SA 5023

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Contact Agent

Introducing 301/21 Balfort Street, Findon - a brand-new, high-quality apartment designed with sophistication in mind. Perfectly tailored for investors, downsizers, or those stepping onto the property ladder, this impressive home delivers style and functionality, all within a convenient city-fringe location. Delight in the simplicity of low-maintenance living, with the opportunity to lock-up-and-leave as desired. The open-plan design of this apartment complements a harmonious mix of floating timber and carpet floors throughout, large windows ensuring ample flow of natural light, and an ultra-modifying facade that truly sets the tone for this contemporary property. Key features of this property include:- Two comfortable bedrooms the main with a walk in robe and ensuite- An ultra-sophisticated 2.7m ceiling open-plan living area - A modern kitchen fitted with stone benchtops, gas stove, dishwasher, and breakfast bar- Built in closets throughout for added storage- Built in robe to second bedroom- Secure entry with intercom- Ceiling fans throughout- Low-maintenance living with the convenience of ducted R/C - Instant gas hot water system- Separate laundry- Private verandah and balcony with plenty of room for outdoor dining and drinks- Rooftop access with outdoor seating and BBQ area- Beneficial school zoning for Findon Primary, Nazareth Catholic R-12, and Findon High School- Proximity to Ray Street Reserve for outdoor lovers- A variety of dining options nearby- A mere 300m from Findon Shopping Centre for all your shopping needs- A quick 10-minute drive to Grange Beach for beach enthusiasts and the CBD for city commuters- Additional 5sqm storage cage for extra space- Built in 2023, ensuring modern construction and design standards- 300m to Findon Shopping Centre- Easy access to public transport to the city or beach

For the discerning buyer, this property represents a fantastic opportunity. Don't delay in securing this chic, city-fringe apartment, where convenience and style are at your fingertips.

Land Size: 104sqm
Year Built: 2023
Title: Strata
Council: City of Charles Sturt
Council Rates: \$1236.30
PASA Water: \$153.70
PQES Levy: \$116.50
PASTrata Rates: \$677.50
PQDisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.