

**302/26 Parnta Avenue, Prospect, SA 5082**

ChristieRoberts

**Apartment For Sale**

Tuesday, 9 April 2024

302/26 Parnta Avenue, Prospect, SA 5082

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 50 m2**

**Type: Apartment**



Craig Roberts  
0885047728



Tanya Roberts  
0428116813

## Expressions of interest

Experience the epitome of elevated living in this exceptional property, where breathtaking views meet contemporary comfort. Here's why this residence is the perfect place to call home:

**Scenic Hillside Views:** Indulge in stunning vistas of the hills from your private balcony, offering a serene backdrop to every moment spent at home. Whether it's savoring morning coffee or enjoying sunset cocktails, this view is sure to captivate.

**Modern Kitchen with Ample Storage:** Elevate your culinary adventures in the stylish kitchen, complete with overhead cupboards for convenient storage of all your cooking essentials. Sleek countertops, high-quality appliances, and a chic design create the perfect setting for culinary creativity.

**Floating Floorboards:** Step onto luxurious floating floorboards that add elegance to the interiors while offering durability and easy maintenance, ensuring a seamless blend of style and practicality throughout the home.

**Contemporary Lighting:** Illuminate your living spaces with the modern touch of downlights, enhancing the ambiance and accentuating the beauty of your home's architecture and decor, day or night.

**Ceiling Fan in Main Bedroom:** Enjoy year-round comfort with the addition of a ceiling fan in the main bedroom, ensuring a cool and pleasant environment for restful sleep and relaxation.

**Security and Comfort:** Rest easy knowing your home is protected with a comprehensive alarm system, while a split system air conditioner keeps you comfortable in every season.

**Convenient Location:** Experience the ultimate convenience with easy access to both the CBD and the beach, each just a short 10-15 minute drive away. Plus, enjoy a plethora of amenities within walking distance, including coffee shops like the popular Frankly Bagels, Islington train station for an easy commute into the city, and Prospect Road's well-known restaurants such as Sunny's Shop, Bottega Gelateria, and Anchovy Bandit, along with the Palace Nova cinemas, ensuring endless entertainment options right at your doorstep.

**Rates and charges:-** Council rates: \$366 p/q- Water supply & Sewer: \$140 p/q- Emergency Services Levies: \$TBA- Community rates \$780 p/q

**Property details:-** Council: Prospect- Zone/Sub Zone: Urban Corridor (Boulevard)- Year built: 2020

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 inquiries and obtain their own legal and financial advice.

RLA274141