

**302/268 Flinders Street, Adelaide, SA 5000**

**Apartment For Sale**

Friday, 5 April 2024

302/268 Flinders Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 125 m2**

**Type: Apartment**



Sharyn Yelland



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## Contact Agents

Discover the allure of this exquisite and impeccably styled apartment, situated within prestigious 'Aqua', a boutique group of only fifteen apartments poised on Adelaide CBD's premier East. With three balconies, two bedrooms, two bathrooms and secure undercover parking for one car, this spacious, premium apartment truly exemplifies an elevated, lock-up and leave city lifestyle. Appreciate the expansive open-plan living area accented by solid timber flooring and state of the art built-in Bose surround sound system. The functional modern kitchen complete with stone bench tops and premium stainless steel Miele appliances is sure to awaken and inspire your culinary imagination. The floor-to-ceiling glass bi-fold doors separating the open-plan living to the far-reaching balcony unfold, seamlessly interconnecting the indoor and outdoor living spaces. This ultimate all year-round entertaining and alfresco space is graced with captivating views of the Adelaide Hills and the exquisite heritage architecture adjacent. The spacious master suite includes built-in robes, private balcony and a light, bright ensuite complete with your very own spa bath. The secondary bedroom also offers a built-in robe for ample storage and balcony access via double glass doors. Further features include:- Ducted reverse cycle air-conditioning- Gas cooktop- BIR in both bedrooms- Secure video intercom access- Phantom screens to balconies on southern side. Located just moments from the vibrant East-End precinct, this locale boasts unrivalled convenience with shopping destinations, trendy eateries, and cultural attractions all within walking distance. Adjacent this vibrant scene are the Parklands and Rymill Park, a sprawling green space complete with playground, pond and a charming rose garden. Perfect for leisurely morning and evening walks as well as fitness activities, a serene haven just steps away from the urban hustle and bustle. CT | 5902/212 Title | Strata Council | Adelaide City Council Council Rates | \$1,692.15 pa approx. ESL | \$136.15 pa approx. SA Water Rates | \$161.70 pq approx. Body Corp | \$1,746 pq approx. Year Built | 2003\* Water usage included in Body Corporate fees.