

**305/252 Flinders Street, Adelaide, SA 5000**



**Sold Apartment**

Wednesday, 8 November 2023

305/252 Flinders Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Grantley von Minden  
0411198700

**Range: \$275,000 - \$325,000**

Fabulous offering here! Perfect opportunity to purchase an apartment w/above average rental return or move in, enjoy, & walk to everything. Including universities, shopping & restaurants/cafes Grantley von Minden is proud to present this perfectly positioned, immaculate inner-city apartment, with North Facing Balcony, situated in the Zen 2 complex on Flinders Street. This immaculate 2-bedroom apartment is the perfect city pad, or a great investment opportunity currently tenanted at \$400 per week. Location is everything and this apartment is within minutes' walk of the East Parklands, Rundle Street, mall shopping precinct and within close walking distance to local restaurants/eateries, shops, and trendy cafes. Take advantage of the current lease which offers an attractive return, with 6% rental yield. What I love about this apartment is- Space is bigger, location is better than what you can purchase nowadays for the same price- 2 Good size bedrooms- Open plan living, dining and kitchen area- Modern kitchen with stainless steel appliances, dishwasher and ample cupboard space.- North facing balcony- Separate reverse cycle air conditioning in both bedrooms & living area- Secure intercom access- Access to rooftop entertaining area with stunning views- Well-maintained by the current tenants

More Info: Built - 2015 Size - 51sqm Council - Adelaide City Council Council Rates - \$1,450 per annum approx. Strata Rates - \$2,497 per annum approx. Further details phone Grantley von Minden on 0411198700 RLA 118387 Property Link SA RLA 300185 Disclaimer. If a land size is quoted it is an approximation only. It is advisable and recommended you adopt your own enquiries as to the accuracy and size. Property Link SA Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided as this is only a guide and should not be relied upon. Development is subject to all necessary consents. both local government and any third party in relation to the Development Act You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.