

**37/41- 47 Melbourne Street, North Adelaide, SA  
5006**



**Apartment For Sale**

Friday, 19 April 2024

37/41- 47 Melbourne Street, North Adelaide, SA 5006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Apartment**



Rosalind Neale

**\$480,000 - \$520,000**

Located in the heart of North Adelaide you will find this furnished two bedroom apartment on cosmopolitan Melbourne Street with its boutique shopping, an array of café's, restaurants, nearby parklands and only a short stroll to Adelaide Oval and minutes from the CBD. Upon welcoming you inside you will find the spacious light and airy open plan living / dining area with year round comfort of the near new reverse cycle air-conditioning and access via glass sliding door to inviting balcony where you can sit and enjoy your morning coffee. Modern well-appointed timber look kitchen with handy breakfast bar, electric cooking appliances and ample cupboard space. Boasting two generously sized bedrooms both with built-in wardrobes which are serviced by the main bathroom with separate shower and bath, vanity and integrated laundry area. With private entrance off Melbourne Street, gated access accommodates secure off street parking with allocated carport parking. Perfect investment opportunity or for the young couple wanting city fringe living. Zoned to North Adelaide Primary School, Adelaide Botanic High School, and Adelaide High School, Key features : • Two double sized bedrooms with robes • Spacious open plan living & dining • Modern kitchen with electric appliances • Bathroom with separate shower & bath • Reverse cycle air-conditioning • Integrated laundry • Inviting balcony • Gated entry with secure carport parking Specifications : CT / Volume 6171 Folio 327 Council / Adelaide Zoning / City Main St / City High St Built / 1999 Internal / 79.05 m2 (approx.) Council Rates / \$456.10 pq (approx.) SA Water / \$156.37 pq (approx.) (sewer & supply) Strata Sinking Fund / \$220.00 pq (approx.) Strata Admin Fund / \$827.00 pq (approx.)