

**4/14 Argyle Street, Prospect, SA 5082**



**Unit For Sale**

Tuesday, 11 June 2024

4/14 Argyle Street, Prospect, SA 5082

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$450,000 - \$495,000**

Nestled in the heart of Prospect, this stunning 2-bedroom, 1-bathroom unit is the epitome of modern comfort and convenience. Meticulously renovated to a high standard, this residence offers a sophisticated urban lifestyle in a highly sought-after location. Key Features:

- **Sleek Renovation:** No expense has been spared in the renovation of this unit. Step inside to discover a contemporary interior boasting premium fixtures and fittings, stylish flooring, and a neutral color palette that exudes elegance and warmth.
- **Open Plan Living:** The spacious living and dining area provides the perfect setting for relaxation and entertainment, with nice views from the first floor.
- **Gourmet Kitchen:** The heart of the home is the gourmet kitchen, which features a breakfast bar, sleek cabinetry, quality stainless steel appliances, and ample storage space. Cooking enthusiasts will delight in the functionality and style of this culinary haven.
- **Tranquil Bedrooms:** Both bedrooms are generously sized and offer plush carpeting, built-in robes, and large windows that flood the rooms with natural light.
- **Luxurious Bathroom:** The centrally located bathroom being tiled throughout, a modern vanity, a large shower, and contemporary fixtures.
- **Secure Parking:** With a dedicated carport, parking is convenient and secure, providing peace of mind for residents.

Location Highlights:

- **School Zones:** Families will appreciate the proximity to esteemed educational institutions including Adelaide Botanic High School, Adelaide High School, and North Adelaide Primary School.
- **Vibrant Lifestyle:** Enjoy the convenience of living just a 2-minute walk from Prospect Road, where you'll find an array of cafes, restaurants, boutique shops, and amenities. A leisurely 30-minute stroll takes you to the vibrant O'Connell Street in North Adelaide, offering even more dining and entertainment options.
- **Exclusive Community:** With only 6 units within the group, residents benefit from a sense of community and privacy, creating a tranquil living environment.
- **Surrounded by Prestige:** Positioned in a blue-chip city fringe location, this unit is surrounded by prestigious suburbs such as Fitzroy, Medindie, and Thorngate, enhancing its desirability and investment potential.

Investment Opportunity:

- **Rental Returns:** Currently achieving a solid rental return of \$495 per week, this property presents an attractive investment opportunity for discerning investors. Tenants are content and willing to stay, providing immediate income potential. Alternatively, the unit can be sold vacant for owner-occupiers seeking to establish roots in this coveted location.

Strata Fees - \$573 PQ Approx. Council Rates - \$365 PQ Approx. Don't miss your chance to secure this luxurious unit in the heart of Prospect. Whether you're seeking a stylish urban abode or a savvy investment opportunity, this property offers the perfect blend of lifestyle and value.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.