

4/46 Cardwell Street, Adelaide, SA 5000

Tanner

Apartment For Sale

Tuesday, 28 November 2023

4/46 Cardwell Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 113 m2

Type: Apartment



Simon Bec Tanner
0402292725



Adam Timms
0412217479

Contact Agent

This fully furnished and beautifully presented architecturally designed residence was enhanced with a major fit out in 2014. It is part of a small boutique strata complex of six, and will delight any discerning buyer with its functional floor plan, superior features and finishes, exceptional storage, low maintenance living and ideal location. If it's lifestyle you're investing in, without the complexities of a big high rise, but with the opportunity to enjoy the incredible vibe of Adelaide's East End, then look no further. Hutt street is just a minute's walk away, Adelaide Central Market, East End Cellars and Rundle Street café's and restaurants are an easy stroll away and for a morning run or evening cycle, Victoria Park is at the end of the street, whilst the Botanical Gardens and River Torrens offer the best walks in Adelaide. Accommodation spans 2 levels with upstairs comprising a stylish main bathroom with so much storage, 2 king bedrooms with built-in robes and the main bedroom with balcony enjoying city views. The lower level has an open plan kitchen, lounge, dining and office area opening out to a large north facing entertainers balcony. The stunning kitchen features stone bench tops, an integrated dishwasher & induction cook top with electric fan-forced oven, a large concealed fridge freezer, a large pantry and an appliances cupboard. On this level you will also find an additional toilet + powder room and a separate laundry with washer & dryer included. - Lock up and secure entry, single carpark - Foxtel/Cable TV available - Video Intercom security system with entry door strike - Internal alarm system - Reverse cycle air conditioning - Solar filmed windows with custom fitted blinds - A beautiful northern aspect with an abundance of natural light. Ideally positioned for those working at Calvary, Wakefield Medical Centre or Saint Andrew's Hospital. Whether you're downsizing, changing your lifestyle for a city experience, moving to Adelaide or simply just wanting a great investment opportunity in a quiet part of town but not too far from all the action, then call Simon & Bec Tanner to arrange a viewing and make the move for 2024. 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 own enquiries and obtain their own legal advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 6046-25 Council | City of Adelaide Zoning | Z2405/Hills Neighbourhood Built | 2004 Council Rates | \$2,147.25 p.a. ES Levy | \$160.35 p.a. S.A. Water | \$74.20 p.q. Sewer | \$112.06 p.q. Strata Rates | \$1,476.75 Title | Strata