

402/301 St Clair Avenue, St Clair, SA 5011



Sold Apartment

Wednesday, 25 October 2023

402/301 St Clair Avenue, St Clair, SA 5011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Simon Kent

0488441848

\$445,000

Presenting a fantastic combination of cosmopolitan living in the heart of the St Clair precinct, this executive two bedroom apartment offers those looking for a relaxed, convenient vibrant lifestyle, or a smart ready to go investment. Take advantage of this wonderful offering to simply move in and enjoy the benefits of living between the city and beach or reap the rental returns through investment...You will be impressed by the spacious layout having a convenient central kitchen overlooking the open plan dining area leading onto the stunning lounge room with glass sliding doors that open onto the entertainers balcony. Fitted with two spacious bedrooms, both with built in-robos close by to the joint washroom, bathroom, and laundry being all within same vicinity makes busy living on the go easier! Positioned within walking distance to St Clair village, less than 6km's from Westfield West Lakes shopping centre, 3km's from Armada Arndale shopping centre. Central to the St Clair train station as well as many bus exchanges. Less than 2kms away from the St Clair recreational centre and oval, perfect for those who enjoy getting out and active, while only 11kms from the Adelaide CBD and 10mins from Grange beach! It's all here ready and waiting for you to discover...Key Features:- Light filled primary bedroom with outlook views complete with double mirrored built-in robes and ceiling fan- Bedroom 2 of good size and finished with mirrored built-in robes and ceiling fan- Gourmet kitchen with solid bench-tops, and island bench, sleek splashback with contemporary design cabinetry, electric cooktop, rangehood, electric oven and dishwasher- Open plan dining and casual living area- Modern bathroom with floor to ceiling tiles, rain shower, semi-frameless shower screen, finished with vanity and quality fixtures- Spacious living that seamlessly connects to a private balcony- Floor to ceiling sliding doors open to entertainers balcony- Spacious private balcony with views- Split system reverse cycle heating & cooling- Immaculately presented throughout- European style cupboard laundry with sink- LED downlights and neutral colour tones throughoutOther Features:- Floating bamboo main floor throughout with carpet to bedrooms- Secure covered carpark with lock-up storage cage located in the complex's garage- NBN ready- Contemporary window treatments- Additional power points fitted plus USB power points- Excellent security with a restricted swipe swatch entry to foyer and lift system, with intercom- 2.7m ceilings throughoutEnjoy the fabulous lifestyle on offer or ready to go investment...Welcome to 402/301 St Clair Avenue, St Clair!Specifications:Council: City of Charles SturtCouncil Rates: \$1,109.00 (approx.) per annumBuilt: 2015SA Water Rates: \$150.00 (approx.) per quarterES Levy: \$101.85 (approx.) per annumCommunity Rates: Managed by JE Whites Pty LtdAdmin Fund: \$838.00 (approx.) per quarterRental Potential: \$500.00 - \$540.00 per week (approx.)Speak to Ray White West Torrens Property Management about managing this property!On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice.For further information contact Simon Kent on 0488 441 848