

**404/235-237 Pirie Street, Adelaide, SA 5000**



## **Apartment For Sale**

Wednesday, 24 April 2024

404/235-237 Pirie Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 59 m2**

**Type: Apartment**



William Fan

**\$275k - \$295k**

Currently tenanted at \$425/week until September 2024 Nestled in a vibrant neighborhood, this contemporary apartment offers an ideal living space for investors, students, or professionals seeking urban convenience. Boasting two spacious bedrooms, each equipped with built-in robes, study desks and balconies, this residence provides comfort and functionality. Key features such as ducted reverse cycle air conditioning ensure year-round comfort, while the combined laundry & bathroom adds convenience. Wired internet access in the bedrooms caters to the demands of modern connectivity, while a solar hot water system helps reduce energy costs. With a bustling array of cafes, restaurants, and amenities just moments away, and with the University, Rundle Mall, Rundle Street, and the City Centre within easy reach, residents will find themselves immersed in the vibrant energy of urban living. Plus, the announcement of a new data hub nearby hints at exciting future developments in the area, making this apartment not only a comfortable home but also a promising investment opportunity. Don't miss out on the chance to secure this stylish and conveniently located abode!

Specifications: CT / 6060/417 Council / City of Adelaide Built / 2010 Council Rates / \$1,438.15 pa Strata Rates / \$858.18 pq Water / \$153.70 pq Strata Manager / Adelaide Strata & Community Management\* 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 inquiries and obtain their own legal advice.