

**408/301 St Clair Avenue, St Clair, SA 5011**



**Apartment For Sale**

Tuesday, 27 February 2024

408/301 St Clair Avenue, St Clair, SA 5011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



Josh Hunt  
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Antonio Trimboli  
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**\$440,000 - \$480,000**

Nestled in the delightful St Clair area, a stone's throw away from both urban vibrancy and tranquil shores, this chic two-bedroom apartment, crafted in 2015, is an embodiment of contemporary living. Perfect for those starting their home-owning journey or savvy investors looking for a prized asset, this property is a seamless blend of style and convenience. Boasting a thoughtfully designed layout, the residence presents two generously proportioned bedrooms, each featuring sleek built-in robes. The heart of the home is the modern kitchen, complete with glistening stone benchtops and high-quality stainless steel appliances, including an indispensable dishwasher. The open-plan living area, air-conditioned for year-round comfort, effortlessly flows onto an expansive balcony, an idyllic setting for both relaxation and social gatherings. Additional features include a tastefully appointed modern bathroom that houses a European laundry setup, further enhancing the apartment's efficient use of space. Residents enjoy the peace of mind that comes with secure intercom access and the convenience of a secure undercover parking spot complemented by an additional storage cage. Situated just moments from verdant parks, trendy cafes, St Clair Shopping Centre, and public transport options, this gem of a property currently benefits from a rental return of \$475 per week, with the tenancy secured until 7/12/2024. Financials are straightforward with:- Strata rates at \$866.83 P.Q ( Admin & Sinking fund )- council rates at \$308 P.Q- SA water rates at \$153.70 P.Q Don't miss this chance to own a slice of St Clair-a location synonymous with lifestyle and investment potential. Belle Property Unley RLA 285 137