

**426/33 Warwick Street, Walkerville, SA 5081**



**Other For Sale**

Saturday, 3 February 2024

426/33 Warwick Street, Walkerville, SA 5081

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Liam McDevitt



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**\$399,000 to \$429,000**

Team McDevitt and Ray White Walkerville are delighted to introduce this fantastic apartment to the market. Situated in the esteemed suburb of Walkerville, The Watson apartment complex exudes contemporary charm and offers an array of unexpected benefits. For individuals seeking the epitome of cosmopolitan living, this apartment presents an outstanding prospect, whether you're an investor aiming to enhance your property portfolio or a first-time homebuyer embarking on your real estate journey. The apartment provides beautiful views extending towards the Adelaide Hills and beyond, boasting a fresh and immaculate white colour scheme throughout. The kitchen white timber cabinetry, complemented by sleek stainless steel fixtures and appliances, conveying a contemporary and stylish feel. The Watson is located within Adelaide's premiere retail precinct, is easily accessed by public transport, and is just a short drive from the CBD with parks, boutique shops, cafes, restaurants, and local shopping all just a short stroll away. Only 6km from the CBD, North Adelaide, Adelaide Oval, and the Festival Theatre. The average Gross Return for 2 Bedroom Balcony Apartments for the 22/23 Financial Year was \$73,876.36\*. This gross return is subject to the costs & expenses via Accor. Features include: • Recently renovated kitchen! • Ducted reverse cycle air-conditioning • Swimming Pool • Gym • Sauna • BBQ areas • Zoned to Walkerville Primary, Adelaide, and Adelaide Botanic high schools More useful information: • Currently a part of the Hotel Pool • Council | Walkerville • Council Rates | \$326.00pq approx • Community Corp Fees | \$919.00pq approx • Strata Manager | Whittles • Water Rates | \$146.65pq approx • Rental Estimate | \$500-\$550 per week For more information, inspection times, or to make an offer, don't hesitate to get in touch with our agents! Liam McDevitt 0430 501 122 Jessica Earle 0479 113 389 RLA 305894