

428/304 Waymouth Street, Adelaide, SA 5000

HARRIS

Sold Apartment

Friday, 19 January 2024

428/304 Waymouth Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 30 m2

Type: Apartment



Matt Lange

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Contact agent

Positioned in prime position for both educational and lifestyle options, this low maintenance studio apartment is a captivating opportunity. The ideal easy-care living, secure, stylish city investment, it's an effortless option to meet your needs. Currently vacant with some minor work to do to get tenants in. Building sits at a 95% – 100% occupancy. An intuitive floorplan highlights the simplicity of urban living, spanning an expansive main room with high ceilings additionally elevating the footprint, flowing out to the private balcony. Housed in a super-secure modern building, exceptional common areas enhance the liveability further. Spanning stainless steel appliances, subway tiles and abundant bench space, the communal kitchen offers the perfect place for cooking up more complicated recipes. An extensive gym, recreation room, library and barbeque area are also on hand to amplify lifestyle without ever having to leave the building. Perfect placement right on the fringe of the western parklands ensures easy access the finest of Adelaide's educational options, including Adelaide High School, UniSA City West Campus, Carnegie Mellon Campus, and TAFE SA, with UniSA City East and Adelaide University a short trip away via by foot, bike or public transport. Positioning close to the western parklands makes it easy to spend down time exploring the gardens or playing outdoor sport, while proximity to Chinatown and the Adelaide Central Markets puts a plethora of culinary delights at your doorstep

Looking for that ultra low-maintenance, secure investment? The future looks bright at 304 Waymouth Street. More to love:- Split system air conditioning- UniLodge staff on site- 24-hour smart card building access- Lift and ramp access- Communal laundry- Bike storage

Specifications: CT / 6125/991 Council / Adelaide Zoning / CC Built / 2009 Council Rates / \$1,079.80pa (approx) Strata Rates / \$583pq (approx) Strata Manager / Whittles Emergency Services Levy / \$284.35pa SA Water / \$154pq (approx) Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Sturt Street Community School, Gilles Street P.S, Goodwood P.S, Richmond P.S, Adelaide H.S, Adelaide Botanic H.S

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