

5/304 Waymouth Street, Adelaide, SA 5000

HARRIS

Sold Apartment

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5/304 Waymouth Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 22 m2

Type: Apartment



Matt Lange
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Sam Bennett
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\$130,000

Located in prime position for a smorgasbord of both educational and lifestyle options, this easy-care studio apartment is a compelling opportunity. The ideal super low-maintenance, secure, stylish city investment, it's an effortless option to meet your needs. Currently at 100% occupancy rate. An intuitive floorplan highlights the simplicity of urban living, spanning an expansive main room fully equipped with built-in desk and robe, compact kitchenette and contemporary bathroom with floor-to-ceiling tiling. Sliding doors to sweeping courtyard expand the sense of space, with high ceilings additionally elevating the footprint. 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 / 6126/363 Council / Adelaide Zoning / Capital City Built / 2009 Land / 125m² Council Rates / \$1,171.05pa (approx) Strata Rates / Admin \$451pq and Sinking Fund \$132pq (approx) Strata Manager / Whittles Emergency Services Levy / \$64.05pa (approx) SA Water / \$153.70pq (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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