

502/69-71 Melbourne Street, North Adelaide, SA

HARRIS

5006

Sold Apartment

Wednesday, 3 April 2024

502/69-71 Melbourne Street, North Adelaide, SA 5006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Contact agent

Level up to a sophisticated 'pied-à-terre' - architecturally designed urban brilliance that's become a hallmark of its coveted city-fringe locale, unloading panoramic north-facing views five floors above Melbourne Street's vibrant, cosmopolitan strip. You can't miss it. Adorned in eye-catching street art, the unique Botten + Bowser complex comes to life with light, texture, and uncompromising high end finishes promising the no-ties executive, downsizer or solo dweller a life of ease and envy. And from your bespoke one-bedroom abode, you'll breeze in off the street after brunch – or from the security of your car park and lift access – to well-designed use of space, engineered timber floors, and unexpected treetop vistas. Integrating storage and stainless Smeg appliances into its quality design, the kitchen blurs into open plan living for a slick entertaining edge, leaving the sunbathed and full-length balcony to do the rest. Also stepping out to the views is the bedroom - a private, carpeted retreat pivoting for generous walk-in robes and a designer, fully tiled 2-way ensuite/bathroom you can share with guests. And while the city does its thing, Melbourne Street - on its own exciting tangent – puts everything in your lap, a social and leisurely sidestep from Linear Park, the university playing fields and running loops, Memorial Drive and Adelaide Oval. And it hasn't just grown up, it's awakened. You'll pick from an array of cuisines, cafes, salons and boutiques plus a 7-day supermarket amid a handful of historic pubs and beer gardens - and with Adelaide's hip, cultural heart next door, go beyond the grid for a step up to style... Mid-rise luxury with lifestyle on the map:- Set within the architecturally designed Botten + Bowser complex, finished in 2022.- Lift access and intercom security- Contemporary, high end finishes throughout- North-facing, treetop views from a full-length balcony (with storage)- Secure car park access via Mackinnon Parade/Colley Street- Functional galley-style kitchen with stainless Smeg appliances- Generous bedroom walk-in robes + 2-way designer ensuite/bathroom- Tall & discreet living room storage- Ducted R/C A/C- Sleek European laundry - Walk to cafes, shopping, restaurants, Adelaide Oval & Linear Park- Urban amenity & lifestyle unmatched... Specifications: CT / 6277/295 Council / Adelaide Zoning / CMSCiHS Built / 2022 Council Rates / \$1,797pa Strata Rates / \$794.80pq Emergency Services Levy / \$112.70pa SA Water / \$153.70pq Estimated rental assessment / \$540 - \$560 per week / Written rental assessment can be provided upon request Nearby Schools / Walkerville P.S, North Adelaide P.S, Adelaide Botanic H.S, Adelaide H.S Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640