

**503/22 Ifould Street, Adelaide, SA 5000**

**Sold Apartment**

Wednesday, 11 October 2023

503/22 Ifould Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



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**\$445,000**

If you're looking for the ultimate in city living then this one is for you! Situated in the thriving CBD this apartment offers modern finishes and provides a low maintenance lifestyle giving you more time to enjoy all the great amenities nearby. Situated on the fifth floor with its South - Easterly orientation the balcony takes in captivating views over the Adelaide foothills and Mount Lofty Ranges, this is certainly a rare feature for an apartment in the CBD. Step inside and you are greeted into the open plan living, dining, and kitchen area filled with natural sunlight beaming through from the balcony. The modern kitchen features a marble look laminate benchtop and glass splash back, it offers plenty of storage space with overhead cupboards and shelving, stainless steel appliances including dishwasher, Westinghouse electric induction cooktop and oven. Both bedrooms are generous in size with built-in wardrobes and ceiling fans whilst the main bedroom also features a CBD outlook. The all-in-one bathroom and laundry features full height tiling, overhead cupboards for storage, laundry trough and space for the washing machine. A big feature this apartment offers for its price is the designated and secure undercroft car accommodation. All on the one level for easy access and limited to only 10 car parks in total there is also direct access into the foyer and lift. Situated on the upper East side of the Adelaide CBD, the location is second to none and only walking distance to plenty of cafes and restaurants on offer at the Hutt Street precinct. Premier shopping is available in Rundle Mall or enjoy the night life on offer with trendy bars now scattered through out the city. Public transport is available with both bus and tram and schools with Christian Brothers College, Pulteney Grammar School and The University of Adelaide. Ideal for busy working professionals, investors looking to add to their rental portfolio or a great Adelaide base for interstate or country students. An inspection is a must to take in the captivating views and appreciate the ultimate convenience this apartment has on offer. Property Details: Council: City of Adelaide Apartment Size: 59sqm Year Built: 2010 Council Rates: \$1,727.10pa Strata Fees: \$2,524.52pa SA Water: \$614.80pa For further information please contact Jarad Henry or Trinity Egglestone. Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 182909