

505/252 Flinders Street, Adelaide, SA 5000

HARRIS

Apartment For Sale

Wednesday, 28 February 2024

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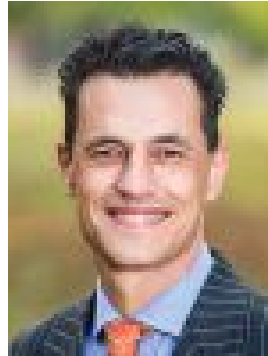
Bedrooms: 3

Bathrooms: 2

Type: Apartment



Sam Johns
0437885776



Guy Barrett
0405663406

\$639k-\$669k

Calling home one of the most striking buildings in the entire CBD, let alone the boutique Flinders East precinct, is one of the most unique apartment offerings we've seen in some time: one title with two self-contained abodes within its total footprint. Put simply; this is either a three-bedroom home in its own right or the chance to reap the short and long-term perks of owning two properties that will likely have eager renters lining up for a lifestyle that only the cultural East End can afford. Think of it as two wings; one with two bedrooms, the other with one, both with an open-plan kitchen to their name. Will you reside in one wing and rent out the other? Are you all about having interstate guests stay at regular intervals? Or is the prospect of managing two savvy investments within steps of each other the retirement exit strategy you've been looking for? The answer is; there's no wrong answer. Just like the bold, black architectural building it belongs to, the interior of this unique apartment(s) is modern, clean, and monochromatic. You won't be able to hear the Fringe Festival (we can't guarantee the same for that yearly car race), but you'll be able to feel the pull of its buzz, imploring you to tick off every last show — just like you'll tick off things to do throughout the year across the city you now call your playground. Welcome to the East End. More to love: -Prime position in Adelaide's pulsing East End- Two self-contained homes or one large 3-bedroom apartment. You decide. -Proudly part of the Zen complex — featuring communal facilities- Efficient split r/c for year round comfort- Terrace balcony -Stainless steel appliances, dishwasher and stone benchtops to both kitchens -Two laundries -Storage includes built-in robes to all bedrooms- Private access to each wing -Lift access to your floor -Walking distance from the parklands, Hutt Street precinct, Rundle Street, Rundle Mall and Adelaide's esteemed universities Specifications: CT / 6159/799 Council / Adelaide Zoning / CC Built / 2015 Council Rates / \$2647.05pa Community Rates / \$1977.27pa Community Manager / Monroe Body Corporate Emergency Services Levy / \$139.20pa SA Water / \$164.76pa Estimated rental assessment: \$650 - \$700 p/w (Written rental assessment can be provided upon request) Nearby Schools / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Mitcham Girls 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 | 226409