

607/1 King William Street, Kent Town, SA 5067

NOAKES
NICKOLAS

Apartment For Sale

Wednesday, 6 March 2024

607/1 King William Street, Kent Town, SA 5067

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Zac Watts
0448217726



Nadia Covino
0427003933

\$680K - \$720K

Best offers By Monday 25th of March at 5pm (Unless Sold Prior). Footsteps from both the CBD and Norwood Parade, this luxurious and cutting-edge apartment offers a no-expense-spared design, unparalleled city skyline views and a coveted cosmopolitan lifestyle. From the funky streets of Kent Town, the premier East Park complex rises high to take it all in, innovatively designed and completed c2017 by top-tier Palumbo Constructions to set the benchmark for modern city living. All about locking up to leave at a moment's notice whilst encouraging you to love the little luxe moments along the way, this coveted apartment occupies a prime position on the 6th floor. Entering to an expanse of open plan living, the free-flowing footprint feels both spacious and light upon warm timber-look floors, headlined by a gourmet kitchen that draws your eye to the best of Smeg appliances, Italian marble waterfall benchtops and casual dine-in breakfast bar. Sliding doors glide back to integrate the hills-facing balcony into your entertaining repertoire, first peering out over Rundle and Rymill parklands to grant a panoramic backdrop to your daily duties. Both bedrooms enjoy built-in robes and the luxury of soft carpets underfoot, with the ultra-spacious master offering private ensuite and never to encumbered views of the city lights, whilst the light-filled second bedroom directly accesses a main bathroom of its own. Hotel-style amenities are at the ready for your exclusive use, including a private garden on the ground level, resident's pavilion for business meetings and family functions, along with the convenience of a fitness centre on level one – this property is all about an easy and enjoyable lifestyle. Leave your vehicle safely parked in the under-croft garage and set out on foot to catch a Fringe show, dinner date or movie at Palace Nova, or grab a perfectly crafted coffee from the ground floor café and savour along the beautifully scenic route through the Botanic Gardens. The recently extended tram line waits nearby to transport you from the Museum to the Art Gallery along historic North Terrace, or choose to ride the whole way down to Glenelg to spend a warm summers day along our beautiful coastline. No matter your stage of life, you're guaranteed to love this super secure, ultra-low-maintenance and blissfully cosmopolitan position within the premier East Park apartment complex. Even more to love:- Two floor-to-ceiling tiled bathrooms- Euro-style laundry- 2.7m square set ceilings- Ducted R/C air conditioning- Intercom system- CCTV throughout building/carpark- NBN ready- Fitness centre on level one- Café, outdoor kitchen & courtyard gardens on ground floor- Zoned for Norwood Primary and Marryatville High - Walking distance to Universities, Hospitals, Lot 14, Wine Centre, Central Markets & more Year Built: 2017 Title: Strata Council: City of Norwood Payneham & St Peters Council Rates: \$1480 PASA Water: \$195 PQES Levy: \$190 PA Strata Rates: \$4640 PA Strata Manager: Whittles

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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.