

616/160 Grote Street, Adelaide, SA 5000



Apartment For Sale

Friday, 24 May 2024

616/160 Grote Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Apartment



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EOI: (\$580k-\$620k) Closes Tuesday 11/06/24 at 12pm

When lifestyle and location are of the utmost importance, this 2-bedroom apartment in the ultra-modern 'Central Adelaide' development (built 2017), excels on all fronts. Live the high-life with views of the City skyline, Adelaide Hills and marvel at sunset skies. Effortlessly combining easy living with contemporary style and unsurpassed convenience, this property is a brilliant entry, City base or blue chip investment. Perfectly situated between Morphett Street and West Terrace, it doesn't get any better with trendy coffee and dessert bars on your doorstep, the renowned Central Market, Chinatown and Her Majesty's theatre just down the street, and the City Centre within a few minutes' walk (or a quick free tram ride) away. Upon entering the strikingly modern foyer, an air of sophistication that is carried through to the apartment, is immediately evident. Once upstairs, a contemporary open-plan design is filled with light and style; while relaxing on the balcony is sure to impress. The latest broad grey matt tile flooring sweeps through the entry, dining and kitchen area, and the lounge is carpeted. Here, North and East-facing floor-to-ceiling windows illuminate the apartment, while living opens through glass sliders to a balcony where views over the City and beyond will take your breath away. The kitchen is beautifully customised with sleek surfaces, tiled splashback and white and timber profile joinery. Cooking is a breeze with fully integrated appliances including a gas cooktop, stainless steel oven, dishwasher and pantry. Or leave dining to the experts and pop down to your choice of restaurants along the vibrant Gouger Street strip. The two carpeted bedrooms also feature tall picture windows and are fitted with mirrored built-in robes. The fully-tiled bathroom offers a frameless glass shower, floating vanity, w.c. and Euro laundry facilities. The crowning glory is the communal rooftop terrace - a breathtaking space offering an ever-changing backdrop to relaxing, socialising, playing, or simply soaking up the atmosphere and taking in the views. There is a BBQ/dining zone, a 15m infinity sky pool (heated), billiard table, putting green and even an on-site cinema. Whether you are seeking a City lifestyle or an astute investment, this property has it covered, including:

- Secure & private with FOB entry
- Visual intercom system
- Ducted reverse-cycle air-conditioning
- Lift access to allocated carpark underground
- 2.7m ceilings with LED downlighting
- State-of-the-art Fitness Centre on Level 2
- Business Centre & Wi-Fi lounge

Enjoy proximity to every amenity while savouring the peace and prestige that this stylish abode offers. Close to public transport; there's a cosmopolitan mix of cafes, eateries, fine dining, wine bars, hotels and shops at your disposal. Plus, the property is surrounded by the very best education facilities, including Sturt Street Community School, Gillies Street Primary School, Uni of SA, Adelaide University and zoned for Adelaide High and Botanic High Schools.

Expressions of Interest: Closes Tuesday 11th June at 12pm (USP)(\$580,000 - \$620,000)CT: Volume 6189 Folio 523Community TitleCouncil: City of AdelaideCouncil Rates: \$2,147.25 per annum (approx)Water Rates: \$153.70 per quarter (approx)Body Corporate Levy: \$734.66 per quarter (approx) plus Sinking Levy: \$53.62 per quarter (approx)Year Built: 2016 (approx)To register your interest or to make an offer, scan the code below:
<https://prop.ps/I/INI9P2zXIVJJ>(Please copy and paste the link into your browser)