

**72/4-8 Charles Street, Adelaide, SA 5000**



## **Apartment For Sale**

Saturday, 3 February 2024

72/4-8 Charles Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Apartment**



William Fan

**Price Guide: \$550k - \$585k**

Access from Charles Street off North Terrace Nestled in an undoubtedly prime CBD locale, this effortlessly maintained two-bedroom apartment is set to captivate with its luminous and open-plan living spaces. Situated within a leisurely stroll to premier restaurants, esteemed university institutions, convenient public transport options, and a mere 100 meters from the bustling Rundle Mall shopping precinct, this apartment stands as the quintessential lifestyle haven you've long sought. Upon stepping into the apartment, you'll be welcomed by an expansive open-plan living, kitchen, and dining area, boasting neutral flooring that extends seamlessly throughout the primary living zones. Abundant natural light bathes the space, complemented by a ducted Daikin heating and cooling system, ensuring year-round comfort. The contemporary kitchen is a highlight, showcasing a stainless steel SMEG gas cooktop with a sleek range hood, an oven, timber flooring, and a double bowl sink on the island bench. Modern conveniences abound with an integrated dishwasher, generous overhead and under-bench cabinetry, a pantry, stainless steel splashback, and an intercom system. The master bedroom impresses with its generous windows allowing an influx of natural light, built-in robes, a convenient study nook, and direct access to the two-way bathroom. The second bedroom is equally spacious, offering ample storage with wall-to-wall built-in robes. The expansive two-way bathroom exudes spaciousness, featuring a semi-frameless shower, WC, vanity, shaving cabinet, and provisions for a washing machine and dryer. Exclusive amenities for apartment residents include secure, residents-only access, a lap pool, sauna, spa, gymnasium, and a large community terrace for communal gatherings. Complete with secure and valuable undercover parking accessible from North Terrace, this unique offering of contemporary and sophisticated living in the heart of the CBD is an ideal choice for first-time homebuyers, downsizers, or astute investors looking to enhance or initiate their property portfolio. Specifications: CT / 5966/979 Council / CITY OF ADELAIDE Year built / 2006 Council Rates / \$455 approx. pq Strata Rates / Admin: \$987 & Sinking: \$346 approx. pq Community Manager / Whittles Body Corporate Management \*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 inquiries and obtain their own legal advice.