

78/45 York Street, Adelaide, SA 5000



Apartment For Sale

Tuesday, 21 May 2024

78/45 York Street, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Apartment



Tristian Kennedy
0432898363



David Upadhyay
0469003052

Best Offers By June 5th 5:00PM

Mere minutes from the food, fashion, fun and film on offer along nearby Rundle Street and the sites for many of Adelaide's acclaimed festivals and events, this light and airy two-bedroom apartment is the perfect combination of chic, carefree, and convenient - promising a low-maintenance lifestyle that will leave its lucky owners or tenants with all the time in the world to enjoy the benefits of inner-city living. Plush carpeted throughout except for tiles in the kitchen and combined bathroom/laundry, this is an apartment that makes the most of every inch at its disposal. The two bedrooms sit side-by-side, with a built-in robe in one and the other fitted with a full-height window onto the passage and a glass slider into an open plan kitchen, living and meals area extending onto the balcony. With its inspiring city/sky views when you roll up the blinds, the second bedroom could be a terrific study area/home office! In the air-conditioned living/meals area there's ample room for a six-person dining room next to a galley-style kitchen with honey-toned timber-look finishes on its generous cabinetry, a gas cooker with rangehood, oven, and dishwasher. Another big drawcard is the size of the covered balcony which has a space-enhancing glass balustrade overlooking charming bluestone façades and can easily fit an outdoor table for four; it's the perfect alfresco spot to feast with friends before kicking on into another fun-fuelled evening out! As an investment, you'll have no issues renting out this beauty. It's in the heart of the East End, just off Rundle Street and a cruisy stroll to university campuses, the Adelaide Botanic Gardens, Rundle Mall, and the Adelaide Central Market. Get around town easily on a bike or catch nearby trams, buses, and trains for destinations outside the city limits.

FEATURES WE LOVE • Combined living/dining/kitchen with wall-mounted AC opening onto a deep covered balcony overlooking historic buildings and the city skyline • Room for a big dining table inside as well as an alfresco feasting area for four on the tiled balcony which has a glass balustrade for uninterrupted city views • Plush carpet through the hallway, the living/dining area, and two bedrooms - one with a built-in robe • The second bedroom is glass-enclosed on two sides so, if you raise the blinds, you can enjoy views across the living/dining room out to the city • Tiled galley-style kitchen with generous storage and all the mod cons including a dishwasher, gas stove, rangehood, and under bench oven • Space-savvy combined bathroom and laundry off the main entry, with a shower, WC, laundry trough and room for the washing machine

LOCATION • Literally a one-minute walk to Rundle Street for eats and treats or 6 to UniSA/Adelaide Uni, State Library, Art Gallery and more along North Terrace • 6 minutes on the trolley to UniSA's City West Campus and 7 to Adelaide Central Market for weekend brunch and Yum-Cha • 15-minute walk (or take a tram!) to Adelaide Railway Station • Easy access to acclaimed city festivals including the Fringe, the Adelaide Festival, and Illuminate

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | City Of Burnside Zone | 74sqm (Approx.) Built | 2004 Council Rates | \$450 p/q Water | \$TBC p/q ESL | \$TBC pa