

**802/160 Grote Street, Adelaide, SA 5000**

**Apartment For Sale**

Thursday, 18 April 2024

802/160 Grote Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Oliver Feng  
0872258826



Oscar Sheng  
0433644039

**\$555,000-\$595,000**

Rare opportunity to find this unique investment opportunity boasting the ultimate in amenities in the heart of Adelaide CBD. Perfectly positioned close to public transport links, cafés, restaurants, Adelaide Central Market, the Art Gallery of South Australia, the University of South Australia, the University of Adelaide, as well as school zoning for Adelaide High School. Low maintenance with the city at your doorstep providing a great opportunity for those seeking a secure and private property without compromising on comfort and location. Features include:- Two good size bedrooms- Master bedroom with private balcony- Spacious open plan lounge/meals area- Modern kitchen with gas cooking- Glass sliding door to spacious balcony- Large balcony with stunning city views- Ducted reverse cycle air conditioning- LED downlights - Quality furniture can be negotiated- Easy access to all the amenities Fall in love with the amazing buildings amenities: infinity pool, mini cinema, rooftop garden, gym and billiards room.# Investors note - current rent \$670 p/w (Lease End 19/01/2025) SA Water: \$201.08 pq Council rate: \$533.10 pq Strata: \$808.50 pq ESL: \$124.65 pa