

804/10 Balfours Way, Adelaide, SA 5000



Apartment For Sale

Tuesday, 21 May 2024

804/10 Balfours Way, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Thomas Nicholas
0420306972



Rhys Digance
0404422155

\$375k - \$395k | Offers Close 10/06 (USP)

Offers Close Monday 10th of June (Unless Sold Prior) Perfectly positioned in a pet-friendly building on a quiet laneway between Waymouth and Franklin Street on the 8th floor of the iconic 'Altitude Apartments', this recently updated apartment delivers low-maintenance living at its absolute finest. Showcasing contemporary style throughout, the home features uninterrupted views of the Adelaide City & Hills, an enclosed balcony with bi-folding windows, a generous sized bedroom with dual windows and a built-in wardrobe, European laundry, linen cupboard, reverse cycle air-conditioning, secure underground parking and access to swimming pool, spa and sauna facilities. With the ability to live in, lease out or use for holiday accommodation, this is your opportunity to secure an enviable holding within walking distance of Rundle Mall, Adelaide Central Market, city parklands, The Royal Adelaide Hospital and local universities.

Building Features:- Pet friendly- Holiday accommodation permitted- Secured with key-less building entry and elevator access to your floor- Access to luxury amenities, which include a heated indoor lap pool, spa, sauna, and steam room

Apartment Features:- Brand new flooring throughout- Designated secure underground parking- Reverse cycle heating/cooling- Freshly painted throughout- Additional windows for extra airflow- Spacious open-plan living area adjacent to enclosed balcony- Enjoy the sunrise from the East and uninterrupted views from the Enclosed balcony with bi-folding windows (can be used as an extra dining room/study area)- Modern kitchen with ample bench/cupboard space and quality appliances, including a dishwasher, oven and four-burner cooktop- Generously sized bedroom featuring a built-in wardrobe, painted feature wall and dual windows for extra airflow- European laundry with space for a washing machine & dryer- Modern bathroom complete with shower, toilet and vanity

Location Features:- 350m: TAFE SA Adelaide Campus- 450m: Hindley Street nightlife precinct- 650m: Central Markets & Grote/Gouger Street restaurant precinct- 1.3km: Royal Adelaide Hospital- 1.5km: Rundle Mall shopping & dining precinct- 1-1.7km: Flinders University Adelaide Campus & University of Adelaide/South Australia- 2.1km: Adelaide Botanic Gardens

Year Built / 2010
Pets / Allowed
Permitted use / Live in, lease long term & holiday accommodation
Council / Adelaide
Zoning / Capital City
Council Rates / \$420 PQ
Strata Rates / \$1,210 PQ

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