

901/18 Rowlands Place, Adelaide, SA 5000

Smallacombe

Apartment For Sale

Tuesday, 12 March 2024

901/18 Rowlands Place, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Henry Vong
0423245373

Contact Agent

~ Best Offers closing Tuesday 9th April @ 5:00pm (unless sold prior) ~With its crisp lines and captivating spaces, this modern light-filled two-bedroom apartment beckons those who seek a sophisticated home-sweet-home or investment, right in the heart of Adelaide. Nestled between Grote and Franklin Streets, it offers an elevated position, from which to maximise sumptuous city views and a spectacularly convenient location. The discerning design integrates white neutral spaces and features: * Roomy entryway * Warm natural flooring * Innovative storage including a European laundry * Generous open plan living/dining zone flowing seamlessly out to the balcony ~ what a place to unwind and absorb the changing light and city sights * Open plan kitchen with ample bench space & storage, stainless appliances, including a dishwasher, and gas cooking * Eye-catching red tiling that matches seamlessly across the numerous wet areas * Sizable master bedroom, complete with full ensuite, BIR and 2nd private balcony * Central bathroom handily providing dual access for the second bedroom and visitors * Dual robes in the second bedroom * Single undercover carpark Other highlights include: * Ducted reverse cycle air conditioning * Energy-efficient down lights * Security system * One-touch cabinetry * Plentiful storage * Bathtub in ensuite Revel in being within strolling distance of the world-renowned Adelaide Central Market. Also nearby is Victoria Square, easy transport access and seemingly endless dining options. The sights and delights of North Terrace, including SkyCity and Art Gallery of South Australia, are just minutes away. With the Central Business District, universities, and shopping precincts also all at your fingertips, this truly is a sensational location to access it all. Don't delay - be sure to contact Henry Vong about this supremely central and very special opportunity today. Council: City of Adelaide Council Rates: \$2,334.00 per annum SA Water: \$160.16 per quarter ESL: \$134.65 per annum Strata Rates: \$1,376.16 per quarter Year Built: 2013 Zoning: Capital City.