

**903/20 Hindmarsh Square, Adelaide, SA 5000**



**Sold Apartment**

Thursday, 21 September 2023

903/20 Hindmarsh Square, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Apartment**



Natalie Zgirin

**\$510,000**

Discover your new urban oasis in this magnificent, oversized one bedroom apartment nestled in the vibrant heart of Adelaide's CBD. Located on the 9th floor of an exclusive building, this spacious residence offers a blend of sophistication, comfort, and breathtaking views of Hindmarsh Square. As you step inside, you'll be captivated by the stylishly designed kitchen, boasting top-tier features. With stone benchtops, a sleek splashback, ample storage including a convenient pull-out pantry, and high-quality stainless steel Miele appliances, including a gas cooktop and electric oven, this kitchen is a chef's dream. The generously sized open-plan living and dining area flow seamlessly to a spacious balcony, creating the perfect setting for entertaining or simply unwinding with a view that will leave you spellbound. Bathed in abundance of natural light, this space is elevated by its brand new premium-quality laminate timber flooring, elegantly finished in natural oak. The master bedroom is a sanctuary of luxury, complete with an ensuite bathroom, walk-in robe, and direct access to the balcony. A guest powder room and a separate laundry add to the convenience of this remarkable apartment. What sets this property apart is the unparalleled lifestyle it offers. Residents have exclusive access to a fitness centre that includes a heated lap pool, a rejuvenating steam room, and a fully equipped gym. Your security and privacy are paramount, with a private and secure residents' entrance off Hindmarsh Square, high-level building security featuring keyless entry and two elevators exclusively for resident use. For those with a vehicle, a secure car park is provided, along with a lockable storage cage to accommodate any additional belongings. Location couldn't be better. You'll find yourself just a two-minute walk from Rundle Mall, a mere four minutes from North Terrace, and a leisurely six-minute stroll from the serene Torrens River or the lush Botanic Gardens. The proximity to universities, galleries, theatres, supermarkets, retail shopping, the Central Market, cafes, bars, and restaurants means that everything you desire is right at your doorstep. Don't miss the opportunity to make this outstanding apartment your new home. Embrace the cosmopolitan lifestyle of Adelaide's CBD with all the luxury and convenience this property has to offer. This sophisticated apartment presents a fantastic opportunity for first-home buyers, downsizers and astute investors alike. Contact Natalie on 0413 551 306 today to arrange a viewing and experience the epitome of urban living.

**Property Features:**

- \* Superbly located in Hindmarsh Square
- \* Spacious, light filled open plan living and dining
- \* Brand new premium-quality laminate flooring in oak finish
- \* Generous size balcony
- \* Kitchen featuring stone benchtops, splashback, pull-out pantry, and stainless steel Miele appliances
- \* Master bedroom with ensuite bathroom, walk-in robe, and balcony access
- \* Guest powder room
- \* Separate laundry
- \* Linen cupboards for extra storage
- \* Window blinds
- \* Ducted reverse cycle heating and cooling
- \* Secure car park
- \* Lockable storage cage
- \* Access to a fitness centre with heated lap pool, steam room, and gym
- \* Private and secure residents' entrance
- \* High-security building with keyless entry
- \* 2 exclusive elevators for resident use
- \* Video intercom/CCTV

**Specifications:** Council/ City of Adelaide Zoning/ CC Built/ 2009 Council Rates/ \$436.50pq Community Rates/ \$1,293pq Community Manager/ Whittles SA Water / \$184.93pq Emergency Services Levy / \$111.20pa Estimated rental assessment: \$520 - \$550 per week (written assessment can be provided upon request) School Zones / Gilles Street P.S, Sturt Street Community School, Adelaide Botanic H.S, Adelaide H.S, Thebarton College.

**\*\*All Pictures shown are for illustration purpose only. 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 enquiries and obtain their own legal and financial advice.\*\***