

97/45 York Street, Adelaide, SA 5000



## Apartment For Sale

Thursday, 15 February 2024

97/45 York Street, Adelaide, SA 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## EOI by 15 March 12.00pm (USP)

The very best city-living experience looks like this: a quiet laneway nestled mere steps from Adelaide's trendy shopping and gourmet dining district, north-facing position to flood the living space and primary bedroom with sunlight, and a whooping terrace that easily hosts outdoor family play time and elite entertaining. Little-known York Street puts you in the hub of the city hustle, an easy stroll from Rundle Mall, the East End dining and entertainment precinct, Adelaide University, Rymill Park, the Botanic Gardens and Adelaide Botanic High School, making this a family-friendly, lifestyle-focussed destination. The rare inclusion of three blissfully comfortable bedrooms, that versatile 35.1sqm terrace space where kids can play. Plus two secure carparks set this stylish abode apart from the competition. Freshly painted and showcasing open plan living with stunning new floors, the eat-out or dine-in options are equally enticing when you have a crisply refreshed kitchen simmering with cooked-to-perfection style and functionality. Generous wet areas cleverly incorporate a spacious bathroom and integrated laundry, while the ensuite bathroom flaunts the luxury of a bathtub (also great for the kids!) and separate shower. Feature-filled and position-perfect with cityscape views, this is modern family, or upscale urban professional, living with top marks for every aspect. - Enormous 35.1sqm terrace for relaxed outdoor living - easily accommodates a cubby house, sand pit & tricycles - Spacious, sunlit, open plan living with a chef's kitchen at the helm- Updated kitchen: Ariston 20mm stone benchtops, stainless appliances, gas cooktop- Abundant storage and bench space- Primary bedroom features an ensuite, balcony access, built-in robe- Second bedroom features a built-in robe, third bedroom or home office- Wall-to-wall, floor-to-ceiling double glazed sliding doors- Ducted reverse cycle air conditioning - 2.7m ceilings with LED downlights- Secure building entry and intercom system- Potential rental return of \$750 per week and an extra \$130 per week for the two carparks- Short walk to public transport options- Short walk to Rundle Mall and Rundle Street - Easy access to Gilles Street and Sturt Street primary schools- Zoned Adelaide Botanic High and Adelaide High schoolsRLA 326078