

**1004/39 Grenfell St, Adelaide, SA, 5000**

**Boffo**

**Apartment For Sale**

Wednesday, 25 September 2024

1004/39 Grenfell St, Adelaide, SA, 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jimmy Wu



Jackson Pinchbeck

## Prime CBD Living!

On offer is this rare 3-bedroom inner-city apartment, providing residents an incredible central CBD location close to all conveniences and amenities. Located directly opposite City Cross Shopping Arcade and just a street away from Rundle Mall, these apartments are ideally situated for both high occupancy and attractive rental yields.

This apartment boasts a generous open floor plan, combining style and functionality for a low-maintenance lifestyle. Modern fixtures and fittings enhance the living space, making it perfect for entertaining or relaxing. Residents can also enjoy the communal pool and outdoor decking area, offering additional opportunities for entertaining. It's an ideal choice for those seeking comfort and convenience!

Features that make this home special:

- Spacious master bedroom with ensuite featuring bath
- Two additional bedrooms; bedroom two with built in robe and bedroom three with sliding door access to balcony
- Modern kitchen equipped with stainless steel appliances, a sleek benchtop, and stylish glass overhead cabinets
- Open plan living and dining area that flows seamlessly to a spacious balcony, perfect for relaxation and entertaining
- Main bathroom with laundry facilities, featuring floor to ceiling tiles
- Quality tiles throughout the living area and carpeted bedrooms
- Ducted air conditioning throughout
- Secure complex access - residents only
- 1 valuable secure city centre car park

Additional information:

- Year built 2007
- Current year rate \$2086/annum
- Water supply \$78.6/quarter
- Sewer \$86.95/quarter
- Administration fund \$1397/quarter
- Sinking fund \$349/quarter

Residents will benefit from a vibrant city lifestyle, with a plethora of cafes, restaurants, boutique shops, the Central Markets, and entertainment strips all within easy reach. Zoned for Adelaide High and Adelaide Botanic High, this apartment truly offers its residents unlimited opportunities, inspection is a must!

All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice.

RLA 313174