

**1113/160 Grote St, Adelaide, SA, 5000**



**Apartment For Sale**

Saturday, 10 August 2024

1113/160 Grote St, Adelaide, SA, 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Leasing Officer Kaide  
0450216898

## Welcome to a Rare Investment Opportunity in Adelaide CBD

Rare opportunity to find this unique investment opportunity boasting the ultimate in amenities in the heart of Adelaide CBD. Inside, the property features two good size bedrooms, including a master bedroom with a built-in robe. The spacious open plan lounge/meals area seamlessly connects to a modern kitchen with gas cooking. The living space is bright and airy, enhanced by LED downlights and ducted reverse cycle air conditioning. A well-appointed bathroom with quality fixtures and a European-style laundry add to the convenience.

Outside, enjoy the glass sliding door that opens to a large balcony, offering stunning city views. The property also boasts a spacious balcony, perfect for relaxing or entertaining guests. The building itself provides an array of amazing amenities, including an infinity pool, mini cinema, rooftop garden, gym, and billiards room. These features ensure a luxurious and comfortable living experience without the need for extensive maintenance.

### Features:

- Two good size bedrooms
- Living room with private balcony
- Spacious open plan lounge/meals area
- Modern kitchen with gas cooking
- Glass sliding door to spacious balcony
- Large balcony with stunning city views
- Ducted reverse cycle air conditioning
- LED downlights

### Locality:

- 5 mins drive to Adelaide Central Market
- 7 mins drive to the Art Gallery of South Australia
- 8 mins drive to the University of South Australia
- 10 mins drive to the University of Adelaide

### School Zone:

- Adelaide High School

### Investors Note:

- Current rent \$650 p/w (Lease End 23/08/2024)

### Specifications:

- Council rate: \$507.55 pq
- Water Sewerage: \$86.95 pq
- Water Rates: \$78.60pq
- Strata: \$747.87 pq
- ESL: \$104.30 pa

Call Frank on 0450216898 for more information, recent sold reports available on request or meet you on-site over the weekends.

RLA 285210

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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office- Office 7, 9-15 Field St for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.