

116/10 Balfours Way, Adelaide, SA 5000

**NOAKES
NICKOLAS**

Apartment For Sale

Wednesday, 3 July 2024

116/10 Balfours Way, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Zac Watts
0448217726



Nadia Covino
0427003933

\$380K - \$400K

Best Offers By Wednesday 17th of July at 5:00pm (USP). Currently tenanted for \$470 a week until 18th November 24. Perfectly positioned in Adelaide's city, this property offers an ideal opportunity for professionals, downsizers, and investors alike to benefit from the city's vibrancy and convenience. Experience the pleasures of unrestricted city living in this neat and tidy 2-bedroom apartment. Built 2010, this apartment presents a blend of comfort with low-maintenance living. Enjoy the benefits of the communal sauna, steam room, and pool, creating an idyllic haven for relaxation amidst bustling urban life. More to love:- Two bedrooms, complete with built-in robes- An open-plan living area, ideal for entertaining or unwinding- Tiled and carpeted floors- A functional and modern kitchen fitted with stainless appliances, dishwasher, and an induction cooktop- A tranquil courtyard, providing a perfect spot for morning tea or evening refreshments- Separate laundry facilities, for your convenience

The location of this apartment is a significant highlight. It is in close proximity to various attractions and amenities such as:- The lively Cumberland Arms Hotel, perfect for weekend brunches or after-work drinks- Light Square, offering beautiful green spaces for leisurely walks or picnics- The bustling Adelaide Central Markets, where you can find fresh produce or unique local products- Chinatown, a hub for a diverse range of tantalizing cuisines

In terms of education, you also have the bonus of school zoning for Sturt Street Community School and Adelaide High School. All these benefits make this apartment an ideal sanctuary for city dwellers seeking convenience, comfort, and a touch of luxury. Don't miss out on this fantastic opportunity to own a piece of Adelaide's urban charm.

Year Built: 2010
Title: Strata
Internal Living: 79sqm
Council: City of Adelaide
Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.