

**1507/29 Angas St, Adelaide, SA, 5000**



**Apartment For Sale**

Friday, 30 August 2024

1507/29 Angas St, Adelaide, SA, 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Ian Wang

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## Contemporary Apartment in Heart of the City

Perfectly positioned on the 15th floor with 180-degree views of the city and the Adelaide Hills, this luxury in the Kodo Apartments boasts a high level of finishes, bright living spaces, and ample storage. Enjoy the convenience of being centrally located to everything and regularly utilize the common entertainment and grassed areas.

The open-plan living, dining, and kitchen area feature high-quality timber flooring with floor-to-ceiling windows offering a stunning, unrestricted view. The generous living space flows seamlessly out onto the balcony, where you can enjoy your morning coffee or evening wine. The modern kitchen is equipped with natural stone benchtops, Miele appliances, ample storage spaces, and hidden fridge space.

Features include:

- Storage cage on the ground floor is included
- Natural stone benchtops throughout
- Access to the amazing Podium Sky Garden, communal entertaining area & veggie garden
- Ducted reverse cycle air conditioning
- 2.7m high ceilings throughout
- Video intercom access & NBN
- Private and secure building monitored by 60+ security cameras plus a full-time on-site building manager

The location sees everything Adelaide has to offer, right at your fingertips. Adelaide Central Markets, Chinatown, Gouger Street precinct, and trendy cafes & restaurants are all within walking distance.

This apartment has been competitively priced to sell and is ideal for long hold investors with rental income currently covering all expenses detailed below.

Council rate approx \$386.50 per quarter

Admin fund levy approx \$466.44 per quarter

Water sewerage approx \$75.85 per quarter

Furniture in the property has been included, but not identical as shown in the photo.

Disclaimer - The information contained here is gathered from a source that we believe to be reliable. However, we cannot guarantee its accuracy and do not accept any responsibility for its accuracy. All interested parties should rely on their own independent searches and Legal advice. RLA 255949