

**1601/10 Balfours Way, Adelaide, SA, 5000**



**Apartment For Sale**

Saturday, 14 September 2024

1601/10 Balfours Way, Adelaide, SA, 5000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Executive Apartment Living with Stunning Sunset Views

Best Offer By Monday 30th September (Unless Sold Prior)

Perfectly positioned within the heart of the Adelaide CBD on a quiet laneway between Waymouth and Franklin Street, this spacious, light-filled and pet-friendly property delivers executive apartment living at its absolute finest. With only four apartments located on the 16th floor, the property presents a rare opportunity to secure one of several uniquely appointed and highly sought-after floor plans. Showcasing contemporary style throughout, the home features uninterrupted views as far as the ocean, dual enclosed balconies with bi-folding windows, three generous-sized bedrooms, a full-sized laundry with built-in linen cupboard, ducted reverse cycle air-conditioning, two secure underground car parks and access to the swimming pool, spa, sauna and steam room facilities.

With the ability to live in, lease out or use for holiday accommodation, this is your opportunity to secure an envious holding within walking distance of Rundle Mall, Adelaide Central Market, city parklands, The Royal Adelaide Hospital and local universities. While the apartment is currently owner-occupied and can be sold with vacant possession, the property has also received rental interest and currently holds an optional rental contract, which the successful buyer may choose to accept at \$825.00 per week.

### Building Features:

- Permitted use: Live in, lease long term & holiday accommodation
- Pet friendly
- Holiday accommodation permitted
- Secured with key-less building entry and elevator access to your floor
- Access to luxury amenities, which include a heated indoor lap pool, spa, sauna, and steam room

### Apartment Features:

- Only 4 apartments on the 16th floor
- 2 designated secure underground carparks
- Ducted reverse cycle air-conditioning
- Stunning city/ocean sunset views
- Dual balconies with bi-folding windows (can be used as extra dining rooms/study areas)
- 3 generously sized bedrooms, all with ducted reverse cycle air-conditioning and dual windows for extra light & airflow
- Master bedroom with ensuite & walk-in wardrobe
- Bedrooms 2 & 3 with built in wardrobes
- Spacious open-plan living area adjacent to enclosed balcony
- Formal dining space adjacent to second enclosed balcony
- Well-equipped kitchen with ample bench/cupboard space and quality appliances, including a dishwasher, oven, four-burner cooktop, stone benchtops & breakfast bar
- Full-sized separate laundry with space for a washing machine, dryer & additional storage
- Modern bathroom complete with shower, toilet and vanity

### Location Features:

- 350m-650m: Central Markets & Grote/Gouger Street restaurant precinct, Hindley Street nightlife precinct & TAFE SA Adelaide Campus
- 4 minute drive: Adelaide High School (zoned)
- 6 minute drive: Rundle Mall
- 6 minute drive: Royal Adelaide Hospital
- 6 minute drive: Flinders University Adelaide Campus
- 7 minute drive: Adelaide Oval
- 8 minute drive: East Terrace restaurant/nightlife precinct
- 8 minute drive: Botanic Gardens & Adelaide Botanic High School (zoned)

- 8 minute drive: University of Adelaide/South Australia

Year Built / 2010

Pets / Allowed

Permitted use / Live in, lease long term & holiday accommodation

Council / Adelaide

Zoning / Capital City

Council Rates / \$566.75 pq

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. RLA 254416