

**204/50 Sturt Street, Adelaide, SA, 5000**



**Sold Apartment**

Thursday, 19 September 2024

204/50 Sturt Street, Adelaide, SA, 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Graeme Clark

## **SOLD BY GRAEME CLARK**

Please contact Graeme Clark from Magain Real Estate for all your property advice.

This North facing apartment is within a short walk of everything that is CBD living incl. Restaurants and Cafes and is a stone's throw to the Central Markets, Adelaide Universities and perhaps your place of work.

It features spacious open living with floor to ceiling windows that do not look into someone else's living space providing excellent privacy and with a generous balcony. The balcony has a gas connection and PowerPoint for an outdoor kitchen or BBQ.

The apartment has ducted reverse cycle A/C, a superbly appointed central kitchen including stainless steel appliances, Smeg gas cooking, Smeg dishwasher, soft close cupboards and plenty of storage space.

The 2 bedrooms both have built in robes and one bedroom has a desk and workspace if you study or work from home.

There is a separate laundry and a separate extra toilet... secure parking for one vehicle and lock up bike storage.

The Ergo Apartment Complex has a fantastic Community Centre staffed by Adelaide City Council providing an array of activities including Yoga, Pilates, Meditation, learn a language and many more.

What more could you ask for?

Council Rates - \$455pq (approx.)

Strata Fee - \$560pq (approx.)

Sinking Fund - \$186pq (approx.)

Rental Assessment \$600 - 630pw

Please call Graeme Clark on 0408 081313 for any additional details.

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 222182)