

205/69 Melbourne Street, North Adelaide, SA, 5006

HARRIS

Apartment For Sale

Saturday, 10 August 2024

205/69 Melbourne Street, North Adelaide, SA, 5006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Settle in and soak up North Adelaide from a boutique Botten + Bowser base

Best Offers By 12pm Wednesday 28th August

A chic, ultra-low maintenance apartment that places an abundance of living at your door, 205/69 Melbourne Street is guaranteed to level up your lifestyle.

Thoroughly at home on the Southern side of the building in the iconic Botten + Bowser building, high square set ceilings, French grey engineered timber floors, and contemporary colour palette layer gallery-luxe across the considered footprint, optimised for maximum lifestyle and minimum upkeep simultaneously.

With a full suite of stainless-steel Smeg appliances connected by stone benchtops, contrast cabinetry, and mirrored splashback, a gourmet kitchen is ready to elevate even the simplest recipe, open plan design uniting with an expansive living area. Stretching out to a private balcony that's the ultimate alfresco epicentre for a quick morning coffee, New Year's Eve, and everything in between, it's a layout defined by easy flow.

When you've had your fill of entertaining, a spacious bedroom with walk-in robe offers the perfect retreat. A high-end bathroom with floor-to-ceiling contrast tiling, rainfall shower, and wall-hung vanity brings hotel calibre to every day rituals, while two-way composition enables flawless double duty as an ensuite.

Everything that makes North Adelaide coveted is at your doorstep. Get ready to finetune your new routine with morning coffee at UR Caffe or Heat, chasing a new PB at the Unilop Track, long lunch at the Lord Melbourne or The Lion, a movie at the reimagined Piccadilly Cinema, or a quick walk to Adelaide Oval on match day or the Garden during Mad March.

You'll never look back.

More to love:

- ☑ Set within the architecturally designed Botten + Bowser complex, finished in 2022
- ☑ Secure underground carparking
- ☑ Lift access and intercom system
- ☑ Split system air conditioning to lounge and bedroom
- ☑ Concealed European laundry
- ☑ Downlighting

Specifications:

CT / 6277/280

Council / Adelaide

Zoning / CMS

Built / 2022

Council Rates / \$1,920pa

Community Rates / \$715pq

Community Manager / Strata Data

Emergency Services Levy / \$107.15pa

SA Water / \$185pq

Estimated rental assessment: \$500 - \$550 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Walkerville P.S, North Adelaide P.S, Adelaide Botanic H.S, Adelaide H.S

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