

206/10 Balfours Way, Adelaide, SA, 5000



Apartment For Sale

Thursday, 26 September 2024

206/10 Balfours Way, Adelaide, SA, 5000

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Leasing Officer Kaide
0450216898

Rare Two-bedroom Opportunity in the Heart of Adelaide CBD

This unique investment opportunity boasts the ultimate in amenities and a prime location in the heart of Adelaide CBD. The property features two well-sized bedrooms, including a master bedroom with a built-in robe. The spacious open plan lounge and meals area seamlessly connect to a modern kitchen, equipped with high-quality appliances. The living space is bright and airy, enhanced by a split system air conditioning unit, ensuring year-round comfort.

A well-appointed bathroom with quality fixtures and a dedicated laundry space adds to the convenience and functionality of this apartment. The property includes a glass sliding door that opens to a large enclosed balcony, perfect for relaxing or entertaining guests while enjoying the urban surroundings.

Residents enjoy access to a range of exclusive amenities, including a gym, spa, and a beautifully maintained rooftop garden. These features offer a luxurious living experience with minimal maintenance required.

Features:

- Two good-sized bedrooms with built-in robes
- Living room opening to a private enclosed balcony
- Spacious open-plan lounge and meals area
- Modern kitchen with a dishwasher and ample storage
- Glass sliding door to a spacious balcony
- Split system air conditioning

Locality:

- 5 mins drive to Adelaide Central Market
- 7 mins drive to the Art Gallery of South Australia
- 7 mins walk to the University of South Australia City West Campus
- 7 mins drive to the University of Adelaide

School Zone:

- Adelaide High School

Specifications:

- Council rate: \$1884.10 pa
- Water Sewerage: \$165.55 pq
- Water Rates: \$78.60 pq
- Strata: \$1136.00 pq
- ESL: \$360.85 pa

Call Frank on 0450216898 for more information. Recent sold reports are available on request or meet us on-site over the weekends.

RLA 285210

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information's accuracy and accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, size, building age, and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office- Office 7, 9-15 Field St for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.