

**209/25 Warner Avenue, Findon, SA, 5023**

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**Apartment For Sale**

Friday, 27 September 2024

209/25 Warner Avenue, Findon, SA, 5023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Tuck

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## FRESH AND FANCY FINDON AT ITS FINEST

When position is everything this modern apartment ticks all the boxes. A quiet location. Proximity to some of Adelaide's best beaches. North facing aspect. Close to amenities and transport. The list goes on!

This top-level apartment in the Findon 'Fresh' complex boasts an open plan living, kitchen and dining area, designed for both relaxation and entertaining. Sunlight floods the space through large windows, illuminating the beautiful floating floors that flow seamlessly throughout the living area.

The quality kitchen is a chef's dream, equipped with modern appliances and a gas cooktop, with sleek finishes and ample storage. Or go alfresco and enjoy your morning coffee or unwind after a long day on your private north-facing balcony, the perfect spot to soak up the sun.

The modern, low-maintenance space features two bedrooms each with built-in robes, a main bathroom with separate bath, plus an additional second toilet. A sizeable separate laundry complements an already well-considered floorplan. And a secure undercover carpark provides peace of mind with a designated space.

Nestled in a quiet location while still being just a stone's throw away from Findon Shopping Centre, this apartment provides the best of both worlds where you can enjoy the serenity of your space with convenience at your fingertips, with shops, cafes, and amenities right around the corner.

Embrace a lifestyle of modern living in this exceptional apartment, where style, convenience, and tranquillity blend perfectly together.

### HIGHLIGHTS INCLUDE:

- Top level modern apartment in quiet location
- Two bedrooms with built-in robes
- Open plan living/kitchen/dining
- Quality kitchen with gas cooktop
- Floating floors in living area
- North-facing balcony
- Main bathroom with separate bath
- Second WC
- Separate laundry
- Secure under cover carpark (single space)
- Conveniently located near the vibrant Findon Shopping Centre

Council rates / approx \$80.00 p.q

SA water / approx \$165.60 p.q

ES levy / approx \$125.00 p.a

Strata contribution / approx \$1,036.00 p.q

LET'S TALK

RLA 267639

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