

**2101/17 Austin Street, Adelaide, SA 5000**

**SONG**  
PROPERTIES

**Apartment For Sale**

Wednesday, 10 July 2024

2101/17 Austin Street, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 62 m2**

**Type: Apartment**



Irene Gu

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**\$440,000-\$450,000**

Realm Adelaide offers an incredible opportunity to reside in one of Adelaide's finest residential buildings, situated close to Adelaide University, UniSA, Botanic High, and Adelaide High Schools. With breathtaking views, outstanding amenities, and the vibrant East End precinct at your doorstep, this location is unparalleled. Features of Realm Adelaide Level 8:

- Extensive amenities for residents including:
- Cross-fit enabled gym and climbing wall
- 25-metre-long lap pool and spa
- Private dining room for family gatherings and a games room

Exclusive Sky Residence Access:

- 39th-level rooftop amenities featuring:
- Indoor entertaining area and outdoor barbecue area
- Spa, sauna, and steam room

Apartment Features:

- One bedroom with a built-in wardrobe and floor-to-ceiling window
- Stone benchtops in both bathroom and kitchen
- Open plan living with a gas stovetop and dishwasher
- One bathroom
- Balcony with a west-facing view
- Laundry facilities
- Split system air conditioning
- Carpeted bedroom and timber flooring in the living area
- Luxury lobby with secure access

Location Highlights:

- Short walk to shopping on Rundle St, Rundle Mall, and North Terrace cultural precinct
- Easy access to public transport, Adelaide Central Market, and Adelaide Oval
- Within Adelaide High School zone and close to quality schools and universities

Property Information:

- Council Rate: \$526.45/quarter (approx)
- Strata Fee: \$1333/quarter (approx)
- SA Water: \$165.55/quarter (approx)
- Emergency Service Levy: \$140/annum (approx)
- Year Built: 2019