

**2804/19 Frome Street, Adelaide, SA, 5000**



**Apartment For Sale**

Friday, 30 August 2024

2804/19 Frome Street, Adelaide, SA, 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Leasing Officer Kaide  
0450216898

## Luxury city-view apartment available in CBD!

This stunning apartment is located on the 28th floor of Adelaidean in the heart of Adelaide's CBD. Offering breathtaking views of the city and surrounding hills, this property is sure to impress even the most discerning person.

The apartment boasts a spacious and contemporary open-plan living and dining area, filled with natural light and featuring high-end finishes throughout. The living area leads out to a generous balcony where you can take in the incredible views and enjoy alfresco dining. The gourmet kitchen features stone benchtops, sleek cabinetry and high-quality appliances, making it the perfect space to cook up a storm. The bedroom is spacious with built-in wardrobe, as well as stylish bathroom.

Located just a stone's throw from the vibrant Rundle Street, this property is ideally situated for those looking to enjoy all the best that Adelaide has to offer. Don't miss your chance to have this exceptional apartment - enquire today!

### Features:

- Living area with floor to ceiling windows with breathtaking views of the city.
- Spacious and contemporary open-plan living and dining area.
- Generous balcony with outdoor dining space.
- Gourmet kitchen with stone benchtops, sleek cabinetry and high-quality appliances.
- Ducted reverse-cycle air conditioning.
- Secure intercom access.
- Secure car park.

### Locality:

- 1 min walk to Rundle Mall
- 3 mins walk to Rundle Street
- 5 mins walk to the Art Gallery of South Australia and the South Australian Museum.
- 7 mins walk to Adelaide Botanic Garden, a tranquil oasis in the heart of the city.
- 8 mins walk to the University of Adelaide.
- 10 mins walk to the University of South Australia's City West Campus.

### School Zone:

- Adelaide Botanic High School
- Adelaide High School

### Investors Note:

- Current rent \$680 p/w (Lease End 08/05/2025)

### Specifications:

- Council rate: \$2080.25 pa
- Water Sewerage: \$86.95 pq
- Water Rates: \$78.60 pq
- Strata: \$699.65 pq
- ESL: \$120.95 pa

Call Frank on 0450216898 for more information, recent sold reports available on request or meet you on-site over the weekends.

RLA 285210

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