

**402/242 Flinders St, Adelaide, SA, 5000**



**Apartment For Sale**

Friday, 16 August 2024

402/242 Flinders St, Adelaide, SA, 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**

## 2-Bedroom Apartment for First-Time Buyers or Savvy Investors!

This sophisticated apartment in The Art building is located in Flinders East precinct where it comes alive during the Fringe and Womadelaide in February & March!

Are you looking for an investment or first time buyer wanting to get into the market, look no further. Have an open living area with surrounding views for the evening and early mornings.

What we love:

- \* Double-sized main bedroom with 2-way access to the main bathroom and built in wardrobe, all for your convenience.
- \* Second bedroom perfect for a guest room or study.
- \* Open plan living with magnificent large glass sliding door that opens gracefully to your very own balcony-ideal for entertaining or simply enjoying the fresh air, South facing.
- \* All main areas, including bedrooms are carpeted throughout for comfort.
- \* Each room has split system air-conditioning throughout for comfort all-year round.
- \* Neat European internal style laundry to hide away clutter when unexpected visitors pop around.
- \* Enjoy the security of a well-maintained building with intercom access, ensuring both safety and comfort.
- \* Modern fixtures and fittings throughout for the modern aesthetic feels.
- \* Close to universities & schools where you can walk to your lessons without the need to drive.

\* Strata: \$822.00 pq (approx)

\* Council Rates: \$1,283.70 per year (approx)

\* SA Water: \$153.70 pq (approx)

\* Built: 2014

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract.

All measurements are approximate, and details intended to be relied upon should be independently verified.

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