

**408/39 Grenfell St, Adelaide, SA, 5000**



**Apartment For Sale**

Tuesday, 24 September 2024

408/39 Grenfell St, Adelaide, SA, 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Victoria Wang  
0451865199



Jacky Wang  
0433508205

## SPACIOUS 2-BEDROOM APARTMENT WITH POOL FACILITY IN THE HEART OF CBD!

This stunning apartment exudes an atmosphere of spaciousness and elegance. Nestled within the sought-after Princes Apartments building on Grenfell Street, it offers a remarkably tranquil environment in the midst of the city's hustle and bustle. Positioned well away from the street, it boasts picturesque views of a tree-filled plaza, making it an ideal choice for busy urban professionals, couples, or savvy investors.

What we love about this apartment:

- \* Beautiful open-plan entertaining, ambient downlighting, and a balcony
- \* Warm sunshine, cooling shade, nature, trees, and water all feature together on your balcony in the heart of town
- \* Stylish modern kitchen with good bench top space, crisp cabinetry, and stainless appliances including a dishwasher
- \* Large main bedroom with wide windows
- \* Good-sized second bedroom
- \* Two-way sparkling bathroom with floor-to-ceiling tiling, bath and shower combination, and European-style laundry
- \* The water-saving toilet also appeals to the environmentally conscious
- \* Ducted AC throughout for year-round comfort
- \* Secure intercom system
- \* Access to sunbathed swimming pool

Other features:

- The hot water system was replaced in September 2022.
- The toilet and newer sink taps/shower head were installed in 2020
- The air conditioner was serviced last year 2023
- The bin chute for rubbish is in the room to the left as is the emergency exit nearby
- The common areas have 24 surveillance and cleaner
- Parcel collection is across the road at the city cross for larger parcels
- The Pool (on level 1 - accessible with fobs) is regularly cleaned and is heated

LOCATION:

- Incredible access to Adelaide's vibrant center including Rundle Mall and Rundle Street for superb shopping, and Hindley Street and Leigh Street as well as the East End for fantastic cafés, restaurants, and bars
- Great access to a variety of public transport options including Train and City-to-Glenelg Tram as well as a range of University and College campuses
- Enjoy box seat living to all of the festivals and events throughout the calendar year
- Imagine having a different meal each night at surrounding international restaurants. There are vegetarian/vegan restaurants on the ground floor as well.

INFORMATION:

COUNCIL RATE: \$1383.10/annual (approx)

STRATA FEE: \$990/quarter (approx) (GAS is included in the STRATA FEE - no separate gas bill)

SA WATER SUPPLY: \$78.6/quarter (approx)

SA WATER SEWERAGE: \$86.95/quarter (approx)

Emergency Services Levy: \$TBA/annum (approx)

Year Built: 2007

RLA: 272 867

\*Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age,

condition, or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.