

# Unit 309/9 Paxtons Walk, Adelaide, SA, 5000

## Apartment For Sale

Tuesday, 3 September 2024

Unit 309/9 Paxtons Walk, Adelaide, SA, 5000

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Grace Chen  
0450760707

## Enjoy The Convenience Right At Your Doorstep - Fully Furnished 2-Bed Palais Apartment

Located in the heart of Adelaide City, this two-bedroom unit at the Palais Complex is in a desirable location between North Terrace and Rundle Street. This apartment is perfect to accommodate either university students or those looking to simply enjoy the popular East End. Trams and bus stops right out the front and a short stroll to Botanic gardens, Adelaide University, University of SA, Rundle Street and Rundle Mall with vibrant cafes and eateries right outside the building and only a short walk to the city's many other lively restaurant/bar precincts for retail runs and shopping. Zoned for Adelaide High School and Adelaide Botanic High. This property represents an excellent lifestyle opportunity/investment not to be missed.

The features we love, and you will too:

- Two generous sized light-filled bedrooms with wardrobes and study desks, not facing the main street
- Tiled kitchen with glass splash back and ample storage, big bench and dishwasher, open plan to generous living and meals area
- White tiled bathroom provides shower, vanity, and separate toilet
- Split R/C air-conditioning
- Laundry facilities
- Secure swipe card access into the building and U-park underground
- Current lease expires on Feb 10 2025 with great rental return at \$530/week

Specifications:

Council / City of Adelaide

Council Rate/ \$453.45 pq (Approx.)

Strata (Admin and sinking fund, managed by Whittles)/ \$947.00 pq (Approx.)

ESL/ \$105.15 pa (Approx.)

SA Water Supply/ \$78.60 pq (Approx.) + usage

SA Water Sewage/ \$86.95 pq (Approx.)

Register for an inspection today! Please contact Grace Chen 0450 760 707 for more details.

Disclaimer:

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