

203/83 South Terrace, Adelaide, SA 5000

ALL ADELAIDE

Unit For Sale

Wednesday, 10 July 2024

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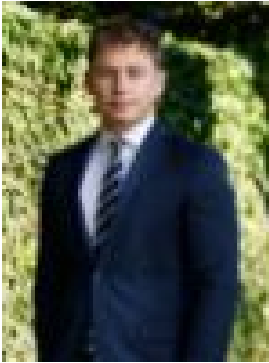
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Unit



Blake Bryant
0476957176



Paul Bateman
0422936645

Auction On Site: Saturday 27th of July at 10:00am

Delightfully situated on the 2nd floor of the prestigious City Fringe Apartments, this stylish 2-bedroom unit offers treetop living in the heart of the city. Enjoy sweeping panoramic views over the South Parklands and adjacent Veale Gardens from this rare and desirable position within a tightly held group. Walk, ride, or catch the tram to work and school from this unique location, just minutes from the city center and within easy reach of the Adelaide Central Market, Rundle Mall, Adelaide Casino, Entertainment Centre, and Adelaide Oval. Your peace of mind and comfort are paramount, with swipe fob access to the ground floor foyer and lift providing resident-only access to the building. A secure rear lane car park features a car stacker and an automatic sliding gate to the street. Crisp floating floors, 2.7m high square-set ceilings, LED downlights, and fresh neutral tones combine to create a refreshing, contemporary living space. Natural light filters gently through the treetop leaves, offering uninterrupted views over the parklands. Laminated windows ensure extra energy efficiency and a restful night's sleep. Relax in the generous open plan living/dining room or recline on your own private balcony and soak up the ambiance of the South Parklands. Watch weather systems rolling in from the distant hills beyond, all from the comfort of your living room. A bright modern kitchen will appeal to the family MasterChef. It features sleek modern cabinetry, subway-tiled splashbacks, composite stone benchtops, a glass cooktop, stainless steel appliances, and a cleverly integrated European style laundry under the bench. The unit boasts 2 spacious bedrooms, both with fresh quality carpets. The master bedroom includes a built-in robe and parklands outlook. A spacious main bathroom offers floor-to-ceiling tiles, a cantilevered vanity, shampoo niche, frameless shower screen, and rain head shower. A single secure undercover car park space in a car stacker accommodates the family car. Ideal for investors, perfect as a city pad, or a great start-up, this property is sure to impress both you and your friends.

Briefly:

- * Spacious 2 bedroom apartment in prestigious City Fringe Apartment group
- * Nestled amongst the treetops with a sweeping panoramic parklands outlook
- * Crisp floating floors, fresh neutral tones, 2.7m square set ceilings and LED downlights
- * Double glazed windows
- * Open plan living/dining with sliding doors to balcony
- * Spacious balcony nestled amongst the treetops
- * Refreshing modern kitchen features sleek modern cabinetry, subway tiled splashback's, composite stone bench tops, glass cooktop, stainless steel appliances and ample pantry space
- * Clever European style laundry integrated within the kitchen
- * Both bedrooms with fresh quality carpets
- * Bedroom 1 with built-in robe and park lands views
- * Stylish modern bathroom offers floor-to-ceiling tiles, cantilevered vanity, shampoo niche, frameless shower screen and rain head shower
- * Intercom doorbell and door release to the street
- * Ducted reverse cycle air-conditioning
- * Single, secure, undercover car park space in a car stacker

The Adelaide Parklands Belt offers excellent open spaces for health and recreational pursuits. Take a stroll through adjacent Veale Gardens, walk to the Adelaide Central Market, or catch the tram to Rundle Mall, Adelaide Casino, Entertainment Centre, or Adelaide Oval. Invest in the cosmopolitan lifestyle that Adelaide City has to offer and enjoy the benefits of quality inner-city living. Local unzoned primary schools include Sturt Street Community School, Gilles Street Primary School, Goodwood Primary School, and Richmond Primary School. Zoned secondary schools are Adelaide High School and Adelaide Botanic High School. Zoning information is sourced from www.education.sa.gov.au. Purchasers are responsible for independently verifying its accuracy, currency, or completeness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.