



## Adelaide, 50/45 York Street

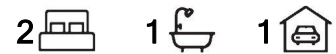
### Modern Apartment in Desired East End Pocket

Best Offers By Wednesday 21st May @ 2pm

An outstanding opportunity for first home buyers looking to enter the property market or savvy investors seeking a low-maintenance, high-demand rental in a premium city location. This apartment offers a perfect blend of modern living and convenience.

This stylish, modern apartment offers two generously sized bedrooms, including one with glass sliding doors that allow natural light to fill the space. The open-plan living and dining area adjoins a well-appointed kitchen featuring contemporary appliances, ideal for everyday convenience and entertaining.

A centrally positioned bathroom includes integrated laundry facilities, maximizing functionality and space.



**For Sale**  
\$491,500

**View**  
[ljhooker.com.au/XKKHDM](http://ljhooker.com.au/XKKHDM)

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
[thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Dragan Pancic**  
0421 977 361  
[dragan@ljhooker.me](mailto:dragan@ljhooker.me)



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Enjoy sweeping views from your private balcony, accessible directly from the living area - perfect for relaxing or hosting guests.

The secure building offers peace of mind with coded key access, lift control, and a remote-operated gate for onsite parking. Additional features include an intercom system for guest access, convenient waste disposal chutes on each level, and a dedicated disposal room in the garage for larger items.

Located on the vibrant north-eastern side of Adelaide's city centre, this sought-after suburb offers unbeatable convenience and lifestyle. Just a short stroll to Rundle Mall, residents enjoy easy access to premier shopping, daily essentials, and a wide range of multicultural dining options. The close proximity to The University of Adelaide makes this an ideal spot for students and professionals alike, offering a hassle-free commute and a dynamic urban lifestyle. Zoned for Adelaide High and Adelaide Botanic High Schools.

#### Key Features

- Located on the 3rd level
- Two bedrooms
- Central bathroom with laundry facilities
- Open plan living and dining
- Kitchen includes a gas cooktop and dishwasher
- Private balcony
- 1 allocated carpark
- Secure building with fob access
- Zoned for Adelaide High and Adelaide Botanic High Schools

#### Specifications

Title: Strata Title

Year built: 2004

Council: Adelaide City

Council rates: \$1,768.55pa (approx)

ESL: \$95.60pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

<b>Property ID</b>	XKKHDM
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Built-in-Robes Carpeted City Views Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

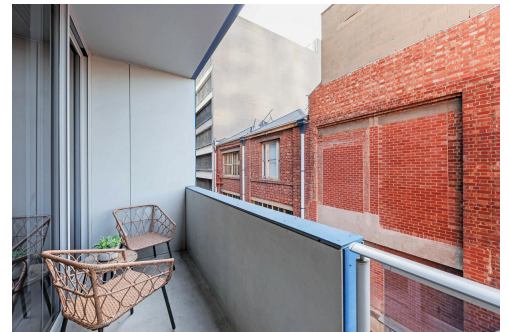
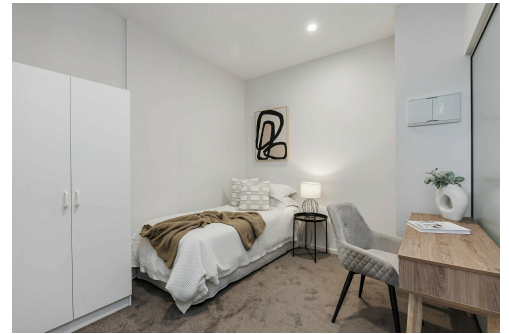
**Dragan Pancic 0421 977 361**

Sales Executive | [dragan@ljhooker.me](mailto:dragan@ljhooker.me)

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206A Henley Beach Road, TORRENSVILLE SA 5031

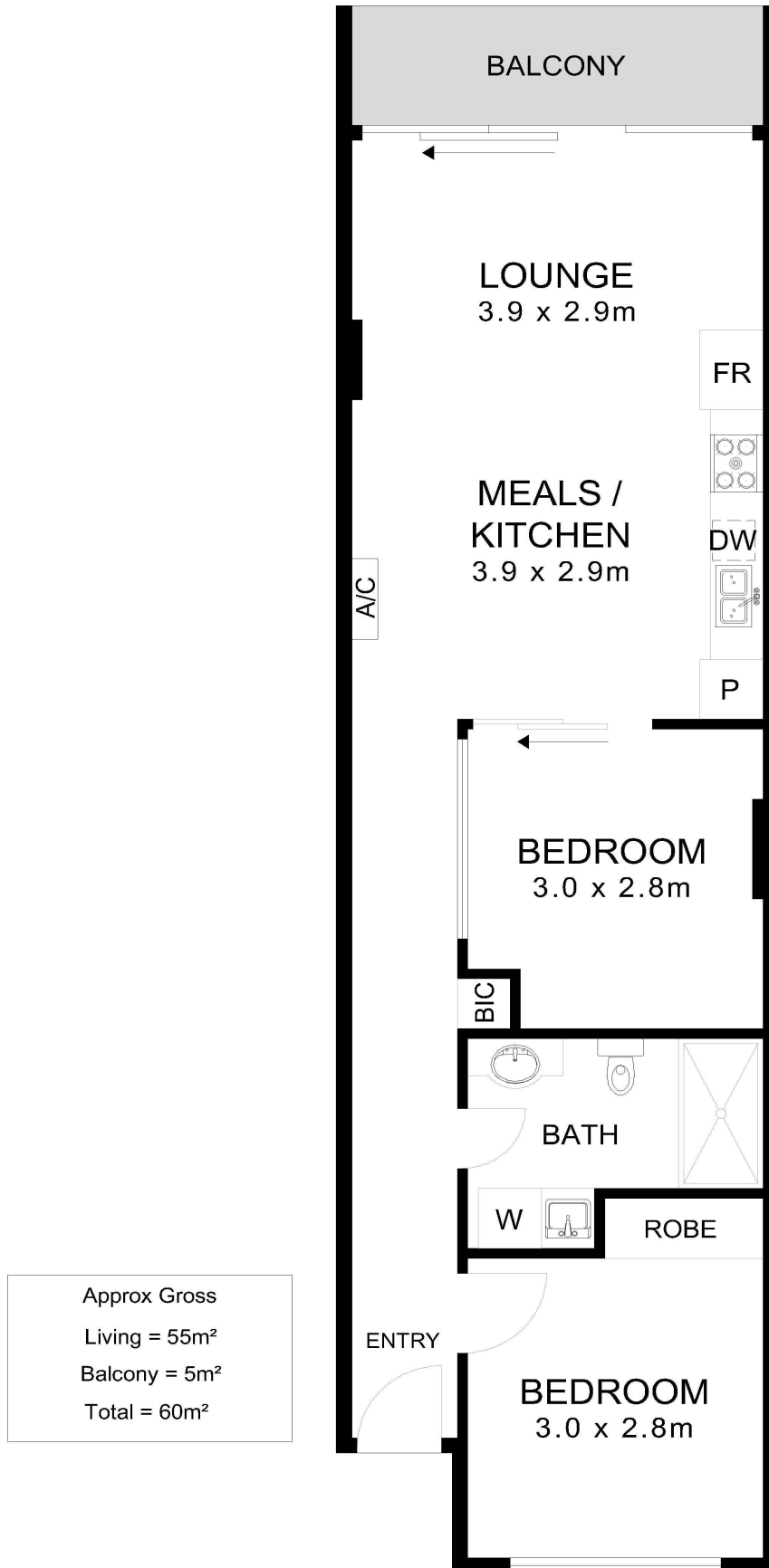
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography