



## Adelaide, 68/21-39 Bentham Street

Embrace Effortless City Living —Ideal for Comfort & Convenience!

Best Offers By Wednesday 12th February @ 12pm

Step into the ultimate blend of comfort and city convenience with this fully furnished, ground-floor apartment. Perfectly situated in a prime location, this gem is ideal for those seeking a low-maintenance lifestyle, a savvy investment, or a perfect option for student accommodation.

The modern kitchen offers plenty of bench and cupboard space, an electric stove, under-bench oven, and laundry facilities for your convenience. With a split-system air conditioner installed in the living area, you'll enjoy year-round comfort no matter the season.

The spacious bedroom provides a relaxing retreat with direct access to the well-appointed bathroom. With a versatile layout, this space can easily double as an office, making it



**For Sale**  
\$400,000

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

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**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.

perfect for work-from-home setups or students looking for extra space.

Everything you could possibly need is at your doorstep: vibrant dining precincts, the bustling Central Market, lush Botanic Gardens, and the scenic River Torrens-all just a short walk or tram ride away. Adelaide Uni is nearby, making this the ideal location for students and academics alike. And when you need a little escape, simply hop on a tram and head to the beach for some sun and relaxation.

**Key Features:**

- Kitchen with ample bench and storage space plus laundry facilities
- Open plan living and meals area
- Split system air conditioning
- Spacious bedroom
- Bathroom accessible via the bedroom
- Potential to be used as an office space

**Specifications:**

Title: Community Title

Year built: TBC

Council: City of Adelaide

Council rates: \$1,315.05pa (approx)

ESL: TBC

SA Water & Sewer supply: \$165.55pq (approx)

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

Property ID	XBWHDM
Property Type	Apartment
Including	Air Conditioning Carpeted Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

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

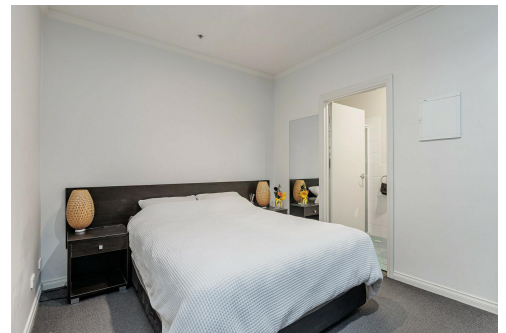
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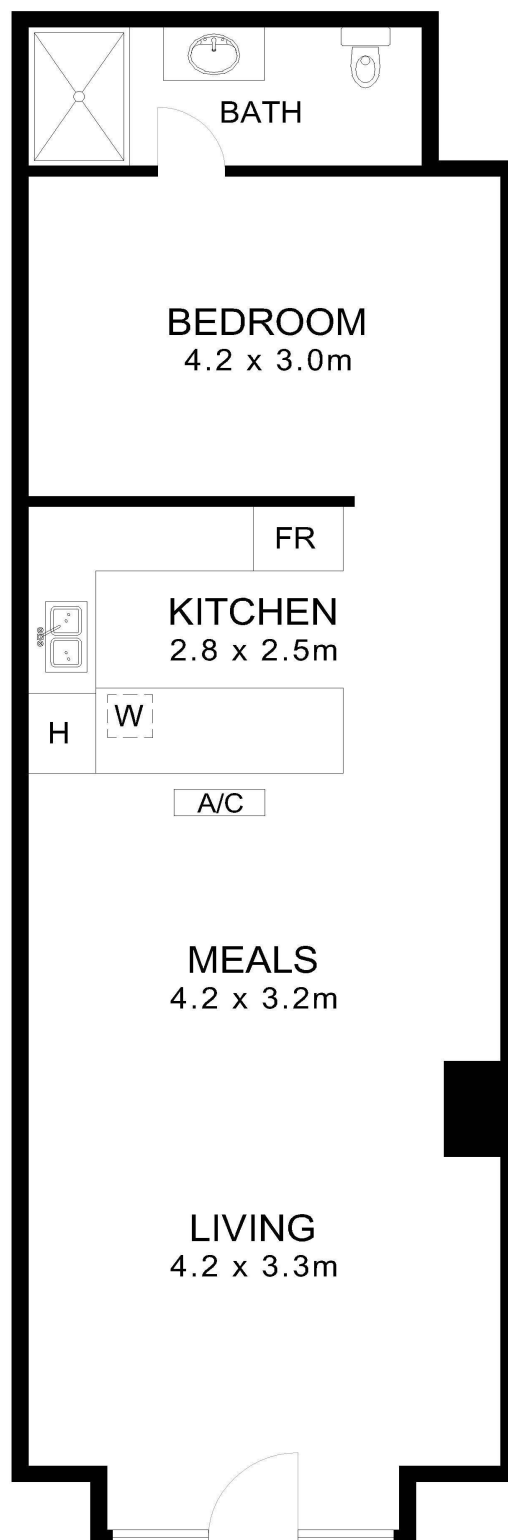
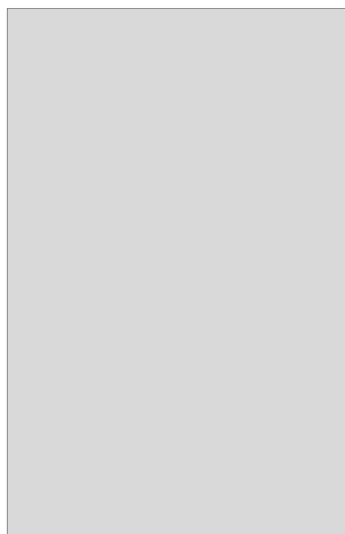


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SECURE CARPARK



Approx Gross

Total = 57m<sup>2</sup>

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For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography



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