



Adelaide, 215/281-286 North Terrace

Stylish City Living in the Heart of Adelaide's East End - Walk to Everything!

This stylish one bedroom strata apartment is positioned in one of the hottest spots in the city's East End, directly adjacent the historic Ayers House, opposite Adelaide Uni and Lot Fourteen, and only one street back from vibrant Rundle Street shopping, cafes, boutiques, restaurants and various hotels and entertainment venues.

Secure, low maintenance and located in the "Palais Apartments" on picturesque North Terrace, this 2nd floor apartment is ideal for students, city workers or savvy investors. Immaculately presented in a neutral palette, the apartment features an interior that oozes contemporary cool with a spacious, air-conditioned open plan living/dining and kitchen. The streamlined, well-appointed kitchen boasts slick marble-style laminate benchtops, glass splashback, ample storage in crisp white cabinetry (including overhead cupboards and free standing white dresser), stainless steel hardware, electric oven and dishwasher.



For Sale

Sold by Janine Bergin LJ Hooker
Kensington Unley

View

ljhooker.com.au/613RFDJ

Contact

Janine Bergin

0417 893 453

jbergin@ljhkensingtonunley.com.au



LJ Hooker Kensington | Unley
(08) 8431 6088

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.

Wake up each morning in the east-facing double bedroom, greeted by stunning garden views of jacaranda trees overlooking the iconic Ayers House. The fresh, modern bathroom features a walk-in shower and toilet, while the convenient European-style laundry includes an LG front-loader washing machine.

Additional features include:-

- * Reverse-cycle split system air-conditioner
- * Large free standing entertainment unit - perfect for the TV plus additional storage
- * Tiled kitchen, bathroom & laundry zone
- * Sparkling down lights throughout the kitchen/living area
- * Remote controlled ceiling fan in bedroom
- * Large linen press
- * Secure key card access

The location is priceless! Walk to most destinations, relax or jog along the River Torrens and surrounding Parklands, explore the Botanic Gardens, Art Gallery, Museum and Library just a few steps away, or hop on the free tram right out the front and travel down to the Festival Centre, the Adelaide Railway Station, Adelaide Oval and Royal Adelaide Hospital, or continue on to the Entertainment Centre just out of the City.

Moments from all prominent educational facilities including schools such as Adelaide Botanic High, Adelaide International School, CBC, St. Aloysius and Prince Alfred Colleges, as well as Adelaide Uni, Uni of SA and TAFE. Offering first class investment credentials, perfect for CBD workers, country vendors looking for a city pad, or accommodation for students, this is a must inspect for owner-occupiers and investors who recognise the value of such a prized city lifestyle setting.

\$320,000

To make an offer, scan the code below:

<https://prop.ps//SqHcXm8hBfo1>

(Please copy and paste the link into your browser)

CT: Volume 5985 Folio 542

Council: Adelaide City Council

Council Rates: \$1,473.80 per annum (approx)

Water Rates: \$167.24 per quarter (approx)

Body Corporate Levy: \$518.00 per quarter (approx)

Plus Sinking Levy \$230.00 per quarter (approx)

Year Built: 2007 (approx)



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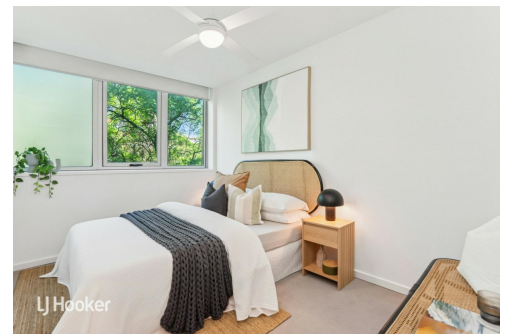
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More About this Property

Property ID	613RFDJ
Property Type	Apartment
House Size	48 m2
Including	Air Conditioning Dishwasher

Janine Bergin 0417 893 453
Sales Consultant | jbergin@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088
295 Kensington Road, KENSINGTON PARK SA 5068
kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



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TOTAL



Living



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**