







3204/17 Austin Street, Adelaide

A Sky High Sanctuary

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Perched high on the 32nd floor of the iconic Realm Adelaide, Apartment 3204 delivers an exceptional city lifestyle where breathtaking panoramic views, luxurious finishes and world-class resident facilities combine to create one of Adelaide's most desirable apartment addresses. From the moment you arrive, you're welcomed by an elegant, concierge-style lobby with secure lift access, setting the tone for the premium lifestyle that awaits.

Designed for effortless modern living, this beautifully appointed 1-bedroom apartment showcases an open-plan air conditioned layout flowing seamlessly to a private balcony, where spectacular views across the Adelaide skyline provide an ever-changing backdrop from sunrise to sunset.

The sleek designer kitchen is complemented by quality Miele appliances including an integrated fridge/freezer and integrated dishwasher, stone benchtops, and ample storage, while the living and dining area creates the perfect space to relax or entertain above the city.

The generously sized bedroom features built-in robes, floor-to-ceiling windows that frame the spectacular views, direct balcony access via sliding doors, and the year-round comfort of a split-system air

FOR SALE
Sold by Janine Bergin LJ Hooker Kensington | Unley

AGENTS

Janine Bergin
0417 893 453
jbergin@ljhkensingtonunley.com.au

Jacinda Ormston
0401 501 474
jormston@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

conditioner.

A built-in study nook provides the ideal space for working from home, and is also perfectly suited for students needing a dedicated place to study.

The stylish bathroom is finished with floor-to-ceiling tiles and features a shower, vanity, toilet and a cleverly integrated European-style laundry with space for both a washing machine and dryer.

The apartment also includes the added convenience of a secure dedicated car park and storage facility.

However, owning at Realm is about far more than the apartment itself-it's about embracing an unrivalled lifestyle. Residents enjoy exclusive access to an impressive collection of resort-style amenities including:

- A spectacular 25-metre lap pool and heated spa
- CrossFit-inspired gymnasium with extensive fitness equipment
- Indoor climbing wall
- Private dining and function rooms
- Residents' games room
- Outdoor entertaining terrace
- Exclusive Level 39 wellness retreat (available to premium apartments

such as apartment 3204)
Featuring:

- Yoga and wellness studio
- Massage and relaxation space
- Steam room
- Sauna
- Rooftop spa
- Rooftop BBQ and entertaining area with stunning city views

From the moment you enter the luxurious hotel-style lobby, Realm sets a benchmark for sophisticated apartment living in Adelaide.

Perfectly positioned opposite the University of Adelaide and only moments from Rundle Mall, Rundle Street's vibrant dining scene, Adelaide Oval, the River Torrens, Botanic Gardens, the East End and convenient tram connections, every convenience is quite literally at your doorstep.

Currently tenanted until November 2026, this property represents an outstanding opportunity for both investors seeking a strong rental return and future owner-occupiers looking to secure a premium city residence.

Whether you're searching for a luxurious city residence, an executive lock-and-leave lifestyle or a blue-chip investment, Apartment 3204 presents an outstanding opportunity to secure a home in one of Adelaide's most prestigious residential towers.

$550,000 - $575,000

CT: Volume 6239 Folio 466
Council: Adelaide City Council
Council Rates: $2,197.35 per annum (approx.)
Water Rates: $176.30 per quarter (approx.)
Strata Levy: $1,699 per quarter plus Sinking Levy: $89 per quarter (approx.)
Year Built: 2019 (approx.)

To make an offer, copy and paste the below link into your browser:
https://prop.ps/l/QzEbTFlEpOae

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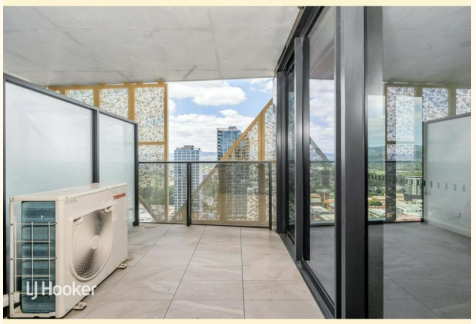
MORE DETAILS

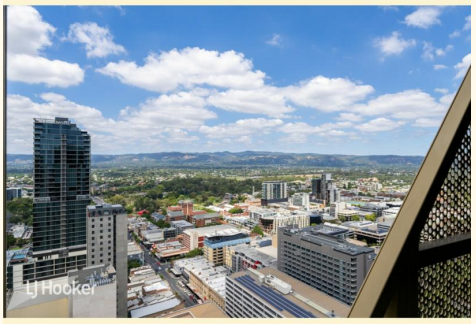
Property ID	61RUFDJ
Property Type	Apartment
House Size	67 m2
Including	Study
	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking







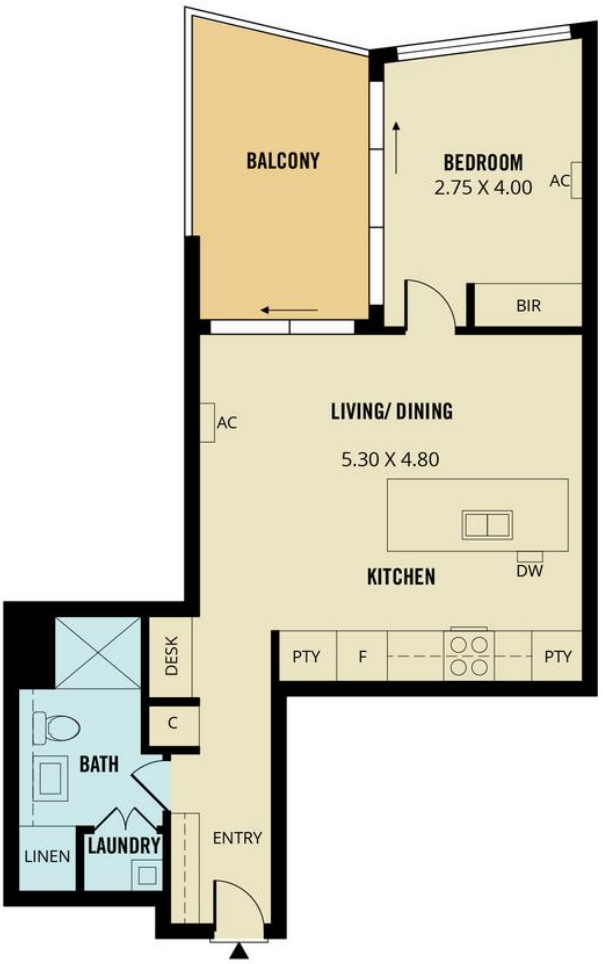




Janine Bergin 0417 893 453
Sales Consultant | jbergin@ljhkensingtonunley.com.au
Jacinda Ormston 0401 501 474
Sales Associate | jormston@ljhkensingtonunley.com.au

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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67m² TOTAL

57m² Living

10m² Balcony

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**

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LJ Hooker