

Sold



83/45 York Street, Adelaide

Furnished and Fuss-Free City-Fringe Living




Set in Adelaide's ever-popular East End, this fully furnished apartment is an easy choice, whether you're a first home buyer, student, or investor chasing consistent returns in a high demand pocket of the city. Vacant and ready—just pack your toothbrush and move straight in! Or, take advantage of the strong rental return, appraised at \$540—\$590 per week.

The two well-sized bedrooms are each furnished with beds, desks, and storage, ready for immediate use, whether for shared living, guest space, or study.

Inside, the open-plan living and dining zone flows seamlessly into a well-equipped kitchen featuring a gas cooktop, oven, dishwasher, microwave, fridge, and ample cabinetry. The living area includes two two-seater couches, a dining set, and television.

Floor to ceiling glass sliding doors fill the space with light and frame a beautiful CBD outlook, perfect for soaking in sunrise moments or the sparkling city skyline at night.

The central bathroom cleverly incorporates laundry facilities, making

2  1  0 

FOR SALE

Sold by Janine Bergin LJ Hooker
Kensington | Unley

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

day-to-day living effortless.

Securely set within a well-maintained complex with coded entry and lift access, the location is as appealing as the apartment itself. Just moments from Rundle Mall, the Botanic Gardens, universities, and Adelaide's best cafés and restaurants. Zoned for both Adelaide High and Adelaide Botanic High School.

Whether you're stepping onto the property ladder, seeking a city base, or securing a smart investment - this is a lock-up-and-leave lifestyle that ticks all the boxes.

\$390,000 - \$420,000

CT: Volume 5928 Folio 816

Council: City of Adelaide

Council Rates: \$1,776.60 per annum (approx.)

Water Rates: \$176.30 per quarter (approx.)

Community Levy: \$861.00 per quarter plus Sinking Levy: \$271.00 per quarter (approx.)

Year Built: 2004

To make an offer, copy and paste the Offer Form link into your browser:

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

MORE DETAILS

Property ID	61DPFDJ
Property Type	Apartment
House Size	67 m ²
Including	Dishwasher

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TOTAL



Living



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.

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