

## Adelaide, 205/293 Angas Street

Universally Unrivalled and it Starts with "A" -

Angas St Adelaide - "East Apartments" - on the corner of renowned Hutt St - It is a must see, one owner, second floor offering. 1st time on the market as it was snapped up off plan in 2009 and currently utilized as a 2.5 bedroom, 2 bathroom home with north easterly light streaming into the apartment. A joyful opportunity to stake your claim on a top spot right in the most desirable location, on the corner of Angas and Hutt St. On the market to finalize an estate, the build was to high specifications as the developer planned it as a retirement option and it has aged well. Being a contemporary option with touches of Adelaide red brick, it blends with the abundant local historic and character buildings in the sector. A hub of entertainment, it is a walkable distance to Adelaide's parklands, gardens and East End lifestyle and it has been a safe haven for a discerning professional who made it home for almost 15 years.

Open plan with the ability to reconfigure, the joinery looks as if it's just been installed, this is testament to the care, high level maintenance and pride from a one owner, occupier.



**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.

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**For Sale**  
\$775,000 - \$800,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

The floor plan allows for the creation of a third bedroom as you enter from the gated balcony area and it is up to your requirements whether to enclose or opt for a 2nd living space for Office or quiet activity. Originally marketed as three bedroom apartments, it's easy to visualize. The two bedrooms both feature extensive robes, with bedroom 1 a walk through robe to the ensuite. The L shaped kitchen with rich chocolate, engineered stone benchtop and misty glass splash backs, provides for an invested cook or lends itself to those who order in or dine out - again choices galore! Provision for microwave, there's a full height corner pantry, ceramic cooktop and under bench oven, double sink and ample overhead cabinetry - you'll have room for all your special pieces and with great open walls ready for your choice of furniture, antiques or contemporary blend - storage will never be a problem and your art will delight in the neutral décor with abundance of natural light.

It has a monitored intercom system allowing you to control who accesses the security of your upper level via the lift or stairs from the spacious garage basement or foyer.

Time now for a new vision, ideal for professionals, fly in fly out FIFO, internationals or regional folks looking for a fantastic city base - with kids at college or instead of boarding, there's room for week day occupancy and return to Country base at the weekend. School zones are the best of the best with Gilles Street Primary and both Adelaide High and Adelaide Botanic High schools to be considered for secondary school choices. It would suit many looking to gain that educational edge. Considering retiring? Retiree without constraint, it's so secure and yet central to all needs, close to business and services, food and entertainment. Not quite ready to retire - Live it up, slowly wind down at your own pace. The group of five levels is beautifully maintained with a calm foyer - elegant and minimal - not just an afterthought but a sophisticated and welcoming one.

Potential also for investors. A prestigious location on the corner of Angas and Hutt Streets, it will continue to appeal as it is so close to the CBD without being high-rise - think Paris boulevard style-mildly ostentatious. With the historic Naval, Military and Air Force Club going through a major facelift on the opposite corner, it will further enhance the ambience once restored to its former glory - a landmark since the 1880's.

Life is so good and 293 Angas St will ensure you live it to the full. Hutt Street, with famed and multi award winner Chianti Restaurant or Bar Torino, House of Chow, Bocelli Café or many trendy eateries and specialty food shops, will give you endless choices and that's without stepping out to the even greater selections available along Rundle Street and the East Terrace precinct - Foodie Heaven. You're just metres from the Fine Food Store, IGA, a superior supermarket and an abundance of business and services close by. This has to be Lifestyle Central - there'll be no stopping you if you're ready for a quality inner city transformation - Design your happy times around it.

Lots of Extras:

- Brilliant location
- City and hills views
- 2.55 metre ceilings (approx)
- Ducted reverse-cycle air conditioning
- Intercom access
- Auto Garage Security
- Private access to the garage



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- Garaging allocated for one vehicle suitable for 4WD
- Community space - bright and quiet, fresh air on level one - a rare space.

\$775,000 - \$800,000

CT: Volume 6049 Folio 468

Council Rates: \$2,334.00 per annum (approx)

Water Rates: \$169.37 per quarter (approx)

Strata Levy: \$1,325.00 per quarter (approx)

Sinking Levy: \$116.00 per quarter (approx)

Year Built: 2009 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//iR4ot3rvHJwa>

(Please copy and paste the link into your browser)

## More About this Property

Property ID	60N7FDJ
Property Type	Unit
House Size	121 m²
Including	Ensuite

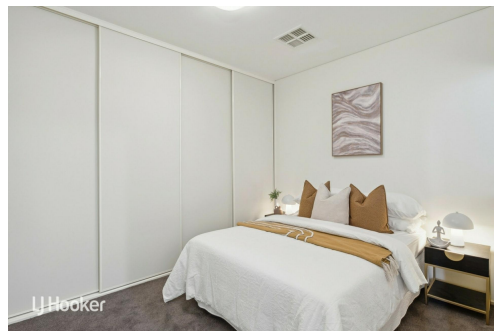
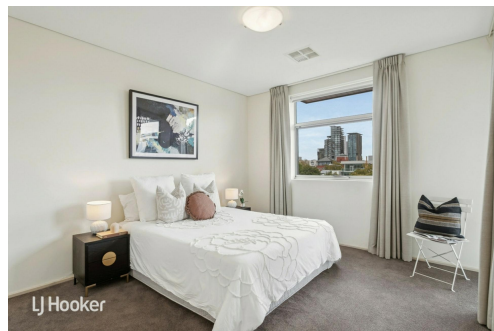
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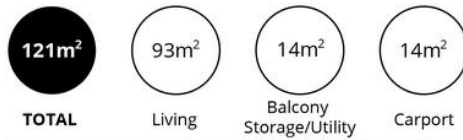
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**