**“Fabulous luxury on Flinders, sure to impress! Architecturally designed, for an astute buyer (or investor) seeking boutique inner-city apartment living”**

Location is key as you’re nestled in the ‘Paris’ heart of Adelaide's CBD!

Walking distance to Rundle Street and the East End’s designer galleries, boutiques, entertainment and pubs and to Rundle Mall for city shopping as well as proximity to the cultural end including the Adelaide Central Market and where you can enjoy the vibe of Gouger Street café's & restaurants.

Just wait until you step inside! This beautifully presented home represents prime real estate and ticks every box in the book.

Crisply presented from top to toe, this ready-to-roll apartment offers two bedrooms, two bathrooms, one living area, creating plenty of room for the upsizer or downsizer. I

This home is perfectly positioned for inner city living with educational facilities at your doorstop: University of Adelaide, University of South Australia, Adelaide Botanic High School, TAFE SA, Prince Alfred College, St Aloysius College, [Pulteney Grammar](https://www.google.com.au/search?client=safari&sxsrf=ACYBGNQvedipbXQ_I-nb9PQPmdgEjMk0Xw:1568624161191&q=Pulteney+Grammar&spell=1&sa=X&ved=0ahUKEwiarKev_NTkAhUBT30KHUGdA0IQkeECCC4oAA), Christian Brothers College & St Peter's College to name a few!

But wait… There’s more! You can make the home as cosy as you like, with the slide of a door! Entertain family and friends all year round with the superb open plan, custom designed kitchen with Miele appliances, Caesar stone benchtops and integrated dishwasher! Perfect for fun and enjoyment.

This home is certainly about lifestyle – simply move in and enjoy a lifetime of special memories.

If you’re an astute investor, there’s also the option to buy and have a guaranteed rental return with secure tenants paying $550 per week for the next 6 months.

Significant features of the home:

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| - 2.7m ceilings throughout, with northern sunshine in the living, and balcony areas all year round |
| - BIRs to all bedrooms- Comfy carpets to all bedrooms  |
| - Designer taps & sanitaryware |
| - Fully tiled bathroom |
| - Generous European laundry  |
| - Modern LED down lighting  |
| - Quality flooring / carpet & tiles throughout |
| - Secure intercom system- Spacious bathroom with walk-in shower and double vanity  |
| - TV & phone points (master bedroom and living area) |
| - Ducted reverse cycle heating and cooling - Private entrance to lift access- Contemporary reception and apartment group entry- Sweeping panoramic view of the East End (from the Hills to the City) |
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Specifications:
CT / 6111/846
Council / City of Adelaide
Zoning / Residential
Built / 2013

Body Corporate / $582 p.q.
Council Rates / $1,474 p.a. [$368.50 p.q.]
SA Water / $156.20 p.q.

Emergency Services Levy / $ 87.70pa