

704, 39 Grenfell Street, Adelaide





### 3 Bedroom Apartment

**\*\*NEW PRICE\*\*** OWNER SAYS SELL \$465,000 - \$495,000

Located within the Princes Apartment complex on Grenfell Street, this three bedroom apartment is situated within the heart of Adelaide providing the city dweller with fantastic facilities and a modern convenient lifestyle. Of course all this without compromise to the astute investor offering great returns at minimal risk (low vacancy rates) and steady capital growth prospects.

Features to mention include:

- A natural light-filled open plan living area with access to a balcony offering 7th floor North-Western city views
- Modern Kitchen with timeless and consistent tones, extensive stone bench top, ample cupboard space and quality stainless steel appliances
- Three (3) generous sized bedrooms, master with private ensuite and bedroom 2 and 3 with balcony access
- Spacious common bathroom doubles up as a convenient laundry (semi-furnished)
- Currently vacant with similar apartments achieving \$500 - \$540 pw rent

 3  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1337
<b>Floor Area</b>	103 m2

#### Agent Details

Nick Mastrangelo - 0401 790 753

#### Office Details

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(see attached Form R7- financial advice)

Walking distance to Rundle Mall, numerous shopping arcades, quality restaurants and cafés, public transport and entertainment venues including Adelaide Oval and the Adelaide Festival Centre.

Rates TBA: estimates can be provided upon request.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*