

**215/281-286 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Wednesday, 8 January 2025

215/281-286 North Terrace, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 48 m2**

**Type: Apartment**



Hailey Colledge  
0451224966



Janine Bergin  
0417893453

**\$320,000**

This stylish one bedroom strata apartment is positioned in one of the hottest spots in the city's East End, directly adjacent the historic Ayers House, opposite Adelaide Uni and Lot Fourteen, and only one street back from vibrant Rundle Street shopping, cafes, boutiques, restaurants and various hotels and entertainment venues. Secure, low maintenance and located in the "Palais Apartments" on picturesque North Terrace, this 2nd floor apartment is ideal for students, city workers or savvy investors. Immaculately presented in a neutral palette, the apartment features an interior that oozes contemporary cool with a spacious, air-conditioned open plan living/dining and kitchen. The streamlined, well-appointed kitchen boasts slick marble-style laminate benchtops, glass splashback, ample storage in crisp white cabinetry (including overhead cupboards and free standing white dresser), stainless steel hardware, electric oven and dishwasher. Wake up each morning in the east-facing double bedroom, greeted by stunning garden views of jacaranda trees overlooking the iconic Ayers House. The fresh, modern bathroom features a walk-in shower and toilet, while the convenient European-style laundry includes an LG front-loader washing machine. Additional features include: \* Reverse-cycle split system air-conditioner \* Large free standing entertainment unit - perfect for the TV plus additional storage \* Tiled kitchen, bathroom & laundry zone \* Sparkling down lights throughout the kitchen/living area \* Remote controlled ceiling fan in bedroom \* Large linen press \* Secure key card access

The location is priceless! Walk to most destinations, relax or jog along the River Torrens and surrounding Parklands, explore the Botanic Gardens, Art Gallery, Museum and Library just a few steps away, or hop on the free tram right out the front and travel down to the Festival Centre, the Adelaide Railway Station, Adelaide Oval and Royal Adelaide Hospital, or continue on to the Entertainment Centre just out of the City. Moments from all prominent educational facilities including schools such as Adelaide Botanic High, Adelaide International School, CBC, St. Aloysius and Prince Alfred Colleges, as well as Adelaide Uni, Uni of SA and TAFE. Offering first class investment credentials, perfect for CBD workers, country vendors looking for a city pad, or accommodation for students, this is a must inspect for owner-occupiers and investors who recognise the value of such a prized city lifestyle setting.

**\$320,000** To make an offer, scan the code below: <https://prop.ps/l/SqHcXm8hBfo1> (Please copy and paste the link into your browser)

CT: Volume 5985 Folio 542 Council: Adelaide City Council Council Rates: \$1,473.80 per annum (approx) Water Rates: \$167.24 per quarter (approx) Body Corporate Levy: \$518.00 per quarter (approx) Plus Sinking Levy \$230.00 per quarter (approx) Year Built: 2007 (approx)