

95/220 Greenhill Rd, Eastwood, SA, 5063

NAOMI WILL
real estate

Apartment For Sale

Friday, 15 November 2024

95/220 Greenhill Rd, Eastwood, SA, 5063

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Are you in our beautiful city for Valio 500?

Care for an Apartment sky high that overlooks the circuit, where you can see and hear the flyovers; walk through the parklands to the Circuit, to the CBD, Parade and the Fringe in February?

Look no further. This is a lifestyle that beckons and is available a stone throw from the track.

The cladding issues in the building are currently being sorted, plus the current Apartment owners have already paid for the remedial works to be done. Remedial work is well and truly underway to restore this beautiful building to the classy girl it was when it was first refurbished in 2005.

Watch the Bay to Birdwood classic car rally from your balcony, any city fireworks, and enjoy the bright blue band of sea that you see from your decked balcony just like the current residents do.

Seventh Heaven. Come through our foyer. Note the lofty foyers on each floor and the wide corridors you will be enjoying. Ride up to the seventh floor. Open your front door and walk along the solid timber floors that will lead you directly to the external balcony and see for yourself.

Stare at the CBD or the hills views, as I was doing when drafting this ad. Love it. Love the views, the fresh air and the ambiance.

Don't like any CBD noise? Close the air lock commercial grade balcony doors.

Your new Apartment has TWO invaluable car parks, situated in the best position near the ground floor foyer, and opposite the Air Car Wash.

Your kitchen is furnished with stainless steel Miele Appliances, a gas cook top and dishwasher; pull out pantry and a solid stone bench top. In apartments, a separate laundry room is certainly advantageous, and you have a full height storage cupboard here to use.

The master bedroom enjoys floor to ceiling views of the parklands and city. Along with a generous ensuite and walk-in wardrobe. The second bedroom is a queen sized room with mirrored built-in robes.

Your Apartment is Foxtel and internet ready and has its own CCTV security capability. As well, Air Apartments are totally security conscious with camera surveillance and our own daytime caretaker.

The current residents have just loved living here and the lifestyle on offer. They have loved the practicality of being able to lock up and leave this secure apartment and not have to worry about gardens or security if away for months as a time. A reluctant sale indeed.

There is the opportunity for a walk in walk out sale here, fully furnished, view the tasteful elegant décor on offer.

A domestic, family pet is welcome to live with you in Air, subject to strata consent.

Air simply has no comparisons. Adelaide's best resort style facilities by an absolute mile. Think indoor pool, outdoor pool, outdoor kitchen with barbeque facilities, large gym, sauna, spa, a full-sized tennis court recently resurfaced, home theatre and a large function room able to be used at your convenience.

Air Apartment prides itself on its innovative and latest security. Out of respect to all residents in the building, all inspections will be on a private appointment base only.

PROPERTY INFORMATION:

Certificate of Title: Volume 5947 Folio 618

Council: City of Burnside

Council rates: \$292 per quarter

SA Water rates: \$ To be advised

ESL: \$ 144.10 per annum

Strata Fees: \$ to be advised per quarter (includes gas usage and supply, water usage)