



## 701/62 Brougham Place, North Adelaide

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**Reduced \$1,050,000 - \$1,155,000**  
**FOR DEFINITE SALE TO FINALISE ESTATE**

Web ID: 14603110898

**John Colley**  
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### SENSATIONAL 'PLACE ON BROUGHAM' PENTHOUSE

Positioned on Level 7, with stunning westerly views from all rooms over historic North Adelaide and the coastline beyond. The very generous layout offers 3 bedrooms or 2 with study option - master with ensuite, fabulous 'all white' kitchen, expansive open plan living and dining areas opening to the balcony, 2nd bathroom and separate laundry. Beautifully appointed throughout with secure parking for 2 vehicles and within walking distance of O'Connell and Melbourne Streets, Adelaide Oval, Universities, Hospitals and the CBD. A very rare and highly recommended offering! To finalise an estate.

#### FEATURES:

- Pets permitted
- 24 hour concierge service
- Indoor lap pool and spa
- Sauna and steam rooms
- Gymnasium
- Ducted reverse cycle air conditioning
- Built-in robes to bedrooms 1 and 2
- Gas fireplace
- Built-in barbecue on balcony
- Kitchen - White 2 pac joinery, Caesar stone bench tops, Miele appliances

Title Reference: Volume 5998 Folio 354  
Community Strata Plan: No. 24302  
Council: Corporation of the City of Adelaide  
Zoning: Main Street O'Connell Zone  
Council Rates: \$2,807.50 per annum  
SA Water Rates: \$1,169.28 per annum



Emergency Services Levy: \$457.20 per annum  
Community Corporation Contributions \$3,777.00 per quarter