



6/282 Melbourne Street, North Adelaide

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REDUCED \$715,000 - \$735,000

MOST GENUINE SALE - SUBMIT YOUR OFFER

Web ID: 14603110900

John Colley
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OUTSTANDING GROUND LEVEL APARTMENT

Within walking distance of all the delights of North Adelaide and the City itself, this delightful property peacefully positioned at the rear of this sought after complex is sure to impress. Boasting sun-filled living and dining areas opening to a most impressive 'walled' courtyard setting, two bedrooms with built-in robes - ensuite to master, second bathroom and excellent kitchen. Highly recommended - Don't miss it!

Features:

- Secure undercroft car park
- Generous store room
- Ducted reverse cycle air conditioning
- Security system
- Reticulation to garden beds

Title Reference: Volume 5855 Folio 907

Strata Plan: No. 20313

Zoning: Mixed use, Melbourne West Policy Area

Council: The Corporation of the City of Adelaide

Council Rates: \$1,965.40 per annum

SA Water Rates: \$916.76 per annum

Emergency Services Levy: \$350.55 per annum

Community Corporation Contribution: \$665.00 per quarter