BRUSE
REAL ESTATE

3 Generations of success

PROSPECT
2 / 2a Richman Avenue



BEST OFFER 1 Bed | 1 Bath | 1 Car



THEON BRUSE
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ABSOLUTELY STUNNING APARTMENT AT PROSPECT GREEN

Great lifestyle property. Great Investment.

BUYERS WHO APPRECIATE HIGH END DESIGN WILL BE ATTRACTED TO THIS AWESOME APARTMENT.

The quality throughout is premium and the look of this building is architecture at its finest.
Check out the pictures.

Exclusive group – Only 10 apartments in total in the Prospect Green Complex.

DIRECT ACCESS TO THE LOVELY PARK BEHIND THE BUILDING.
PERFECT FOR ENJOYING THE OUTDOORS.

- Generous open pan living and meals area that attracts an abundance of natural light.
- Fully equipped kitchen.
- Bedroom with excellent storage.
- Designer bathroom with "the look"

LOCATION IS THE BEST – AT THE CITY END OF PROSPECT

- Only a few streets from North Adelaide.
- Walk to the vibrant restaurants, cafes & boutique shops along Prospect Road.
- Adjacent to a lovely park.
- You will love the lifestyle this location offers.
- Undercover secure carpark.
- Reverse cycle air conditioning.
- Large undercover balcony.
- High quality durable fittings such as tiled floors & stone bench tops.
- Secure living environment.

Currently tenanted until 4th February 2027 with an excellent long term tenant who would love to stay on if possible. The tenant is aware that the rent would likely be increased.
Leased at $480pw.

PROPERTY INFORMATION

(approx information - see Form 1 for specific costs)

Certificate of Title
Volume 6187 Folio 763

Council
City of Prospect

Council Rates
$1,638.61 per year

SA Water Rates
$767.40 per year

Emergency Services Levy
$109.95 per year

Strata Fees (incl sinking fund)
$1,134.07 per qtr

Year Built
2016

School Zoning
Prospect Primary School
Adelaide Botanic High School
Adelaide High School

PROPERTY LINK

LETTER OF OFFER







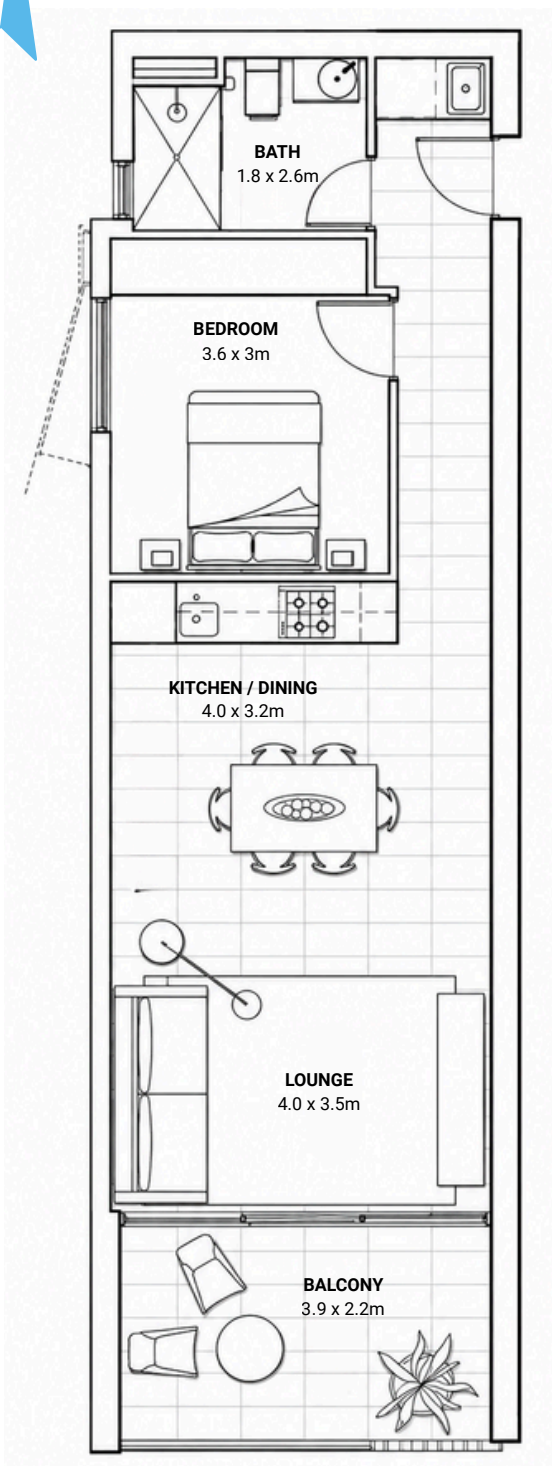






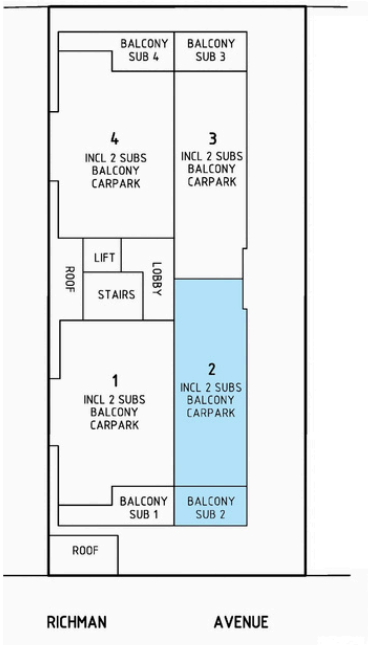


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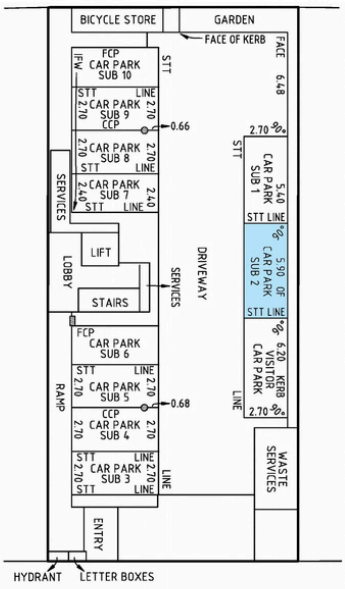


TOTAL AREA
65sqm

Second Floor



Basement Carpark



357 Greenhill Road
Toorak Gardens
bruse.com.au
RLA: 181689

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice.