

Boutique Apartments built with lifestyle in mind



401/4 Selby Street, Kurralta Park

\$465,000

When you buy a boutique URB4N apartment, you are buying in Adelaide's most liveable neighbourhood. With 'everything' just 15 minutes away, URB4N truly is a place to call home, where you can live, work and play.

The nearby Anzac Highway allows you easy access to where you want to go and with buses and trams within a few minutes walk of your front door, URB4N is a most convenient location.

Whether you are a professional, an empty-nester or investor, URB4N ticks all the boxes when it comes to location.

URB4N is a beautiful, art deco-esque boutique building with only 4 apartments on each level. The inside is bright and spacious, with a large kitchen and the emphasis on entertaining which flows through to the sizeable balconies. The superior quality and design is sure to meet the expectations of the most discerning buyer.

From the quality of building materials used, to the professional, functional design, URB4N will attract the buyer looking for a home that offers elegant, alfresco living, in a quiet environment yet 15 minutes or less from 'everywhere'. URB4N is an investment in lifestyle!

URB4N Key Features:

Property ID:	L1359717
Property Type:	Apartment
Building / Floor Area:	100
Garages:	1

Constantine Pappas

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- >Designed with lifestyle in mind
- > Boutique with only 4 apartments per level
- > Large entertainers' balconies
- > Stone bench tops to wet areas
- > Smeg appliances with larger than average kitchens
- > 2 bathrooms in every apartment
- > Built-in wardrobes
- > Energy-saving LED lighting
- > 2.7m high ceilings
- > Audio intercom
- > Reverse-cycle air conditioning
- > Ample storage
- > Secure parking
- > Generous size floor plans
- > Elevators to all floors
- > Number one most liveable neighbourhood
- > 5-minute walk to cafes, supermarket, banks
- > Metres to buses and a 4 min walk to the tram
- > A short walk to parks and playgrounds
- > Close to childcare, schools and universities medical centres, dentists and hospitals
- > 8 minutes to the city
- > 11 minutes to Glenelg Beach
- > 8 minutes to the airport
- > 15 minutes from 'everywhere'

- >The Walpol Development Team have inclusions as standard that most apartments in Adelaide have as "upgrades" to their apartments which highlights their motto "we build

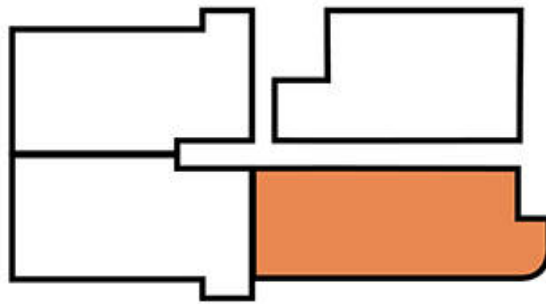
apartments we would live

> Access to the First Home Buyers Grant and save \$15,000 (subject to eligibility)

For more information about URB4N and how you can own one of these sought after apartments, please contact – Constantine Pappas on 0423 047 020 or visit www.urb4n.com.au



SPECIAL OFFER!
 Be the first to buy an apartment on each floor and you will own the storeroom on that floor as part of your purchase.



SELBY STREET

APARTMENTS	
101, 201, 301, 401, 501	
Bedrooms	2
Bathrooms	2
Car parks	1-2
Floor area	100m ²
Facing	east
Price 101	\$420,000
Price 201	\$430,000
Price 301	\$460,000
Price 401	\$465,000
Price 501	\$475,000



The floor plan is not to scale; measurements are indicative and in metres. Plans should not be relied on. Interested parties should make and rely on their own enquiries.