

**1014/96 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Sunday, 28 April 2024

1014/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 62 m2**

**Type: Apartment**



Toby Shipway  
0413600919

**\$320,000 - \$340,000**

This apartment offers a huge range of options! Choose to reap the excellent fuss free rental returns provided through a choice of management companies, lease the apartment out privately or enjoy the city vibe as an owner occupier. Currently managed by the Oaks Hotels and Resorts for a guaranteed gross income of \$1,688.33 per month. The flexibility also allows you to manage the apartment yourself on a short-term basis through companies such as Airbnb, Booking.com & Stayz or sit back and let one of the reputable companies take care of it for you. Directly opposite the exciting River Torrens Precinct with Adelaide Oval, the Convention Centre, Sky City Casino and the Adelaide Festival Centre. Less than 500 metres away you'll find the University of Adelaide's medical and health sciences building and UniSA's City West campus, Health and Medical Clinic. Positioned on the 10th floor, this spacious apartment boasts a stunning western aspect over the West End, River Torrens, the Medical Precinct and daily sunsets over the ocean. Inside the apartment is light filled with open plan living and dining complimented with natural colour schemes and stylish décor. Direct access to the full width balcony where you can sit back and enjoy those amazing views. The kitchen is fully equipped with everything you need plus solid granite benchtops and stainless appliances complete with dishwasher, electric oven and 4 burner gas cooktop. The bedroom is great size with built in robes and frosted glass windows and ensuite which has been modified to be wheelchair accessible. Further features include a European style laundry, ducted reverse cycle air conditioning, excellent security, video intercom and 24 hour reception in the foyer. The complex also provides free access to the resort style facilities with the indoor heated lap pool, sauna and gym. This is an excellent opportunity to invest in one of the CBD's best locations. Live in as an owner occupier and enjoy a low maintenance city lifestyle or take advantage of this prime location and reap the benefits as an investment property, the choice is yours. PROPERTY INFORMATION: Certificate of Title: Volume 5859 Folio 124 Council: City of Adelaide Zoning: Capital City Zone Year Built: 2003 Oaks Management Fee: \$202.07 per month (approx.) Council Rates: \$1,919.60 per annum (approx.) SA Water Rates: \$153.70 per quarter (approx.) Community Fees Admin Fund: \$687.00 per quarter (approx.) Sinking Fund: \$220.00 per quarter (approx.) ESL: \$372.25 per annum (approx.)