

109/160 Rundle Mall, Adelaide, SA 5000



House For Sale

Tuesday, 19 March 2024

109/160 Rundle Mall, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Type: House



Daniel Seach
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\$130k

Seize this investment opportunity, tailor-made for savvy investors and discerning homebuyers. Nestled on the bustling corner of Pulteney Street, this gem boasts a rich history of robust demand from the international student community, ensuring a vibrant living experience for its occupants. This inviting property features a generously sized bedroom complete with ample wardrobe space, an ensuite bathroom, and a sleek, open-plan kitchen setting. Perfectly positioned for students and residents alike, this property is perched above Rundle Mall and is a 2-minute walk to Adelaide University and UniSA. Embrace the convenience of urban living with effortless access to public transport, a plethora of cafes and restaurants, thrilling entertainment options, extensive shopping districts, well-equipped gyms, and much more. This is not just a residence; it's a gateway to a dynamic lifestyle.

- Currently on a periodic lease for \$1,170 per calendar month- Level 1 apartment with views over Rundle Mall- Spacious bedroom with built-in robes- Kitchen with electric cooktop & plenty of cupboard space- Neat bathroom with shower-over-bath and toilet- Abundance of natural light in living spaces- Separate enclosed laundry area for residents- Communal areas exclusively for residents use- Large kitchen, open lounge/study & rooftop bbq area- Secure entry, via lift with intercom system- Perched above Rundle Mall; just metres from Rundle Mall- A mere 2-minute walk to the University of Adelaide & UniSA Campus- Bus & tram stops all closeby

Other information:
Title: Strata Title
Council: City of Adelaide
Zoning: City Main Street
Build: c1968
Build: 28m2
Council Rates: TBCSA Water: \$142.00 per quarter
Emergency Services Levy: \$64.45 per annum
Strata Management: Aus Property Management
Strata Levy: \$620.00 per month (inc. sinking)
Rental Assessment: \$1,170 per calendar month

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.