

# 1102/96 North Terrace, Adelaide, SA 5000



## Sold Apartment

Sunday, 22 October 2023

1102/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 81 m2**

**Type: Apartment**



Toby Shipway  
0413600919

**\$516,200**

Chic lifestyle apartment in one of Adelaide's best city locations. This spacious north facing apartment boasts endless opportunities for the astute investor or owner occupier looking to live it up in the city. The location has absolutely everything going for it. The adjacent River Torrens Precinct, Adelaide Oval, Convention Centre, Sky City Casino and Festival Plaza and only 500 metres away is the new Royal Adelaide Hospital (RAH), South Australian Health and Medical Research Institute (SAHMRI) and Adelaide's Biomedical Precinct. First Class restaurants and bars are just a short walk away with gourmet shopping at nearby Central Markets and Gouger Street. Adelaide University, University SA and TAFE are all very close with secondary education zoning for Adelaide High School and Adelaide Botanic High School. Transport options easily accessible with the tram, Adelaide Train Station and major bus stops only a minute away. The flexibility of this apartment allows you to do as you please. Live in as an owner occupier, lease through the Oaks Hotels and Resorts, lease privately on a long-term basis, or be a bit more adventurous and manage it yourself through Airbnb, Booking.com and any other short-term platforms. Contact Toby Shipway for further investment information. Perfectly positioned in the north-east corner of the Embassy, enjoy an alfresco breakfast in the morning sun and watch North Terrace and Adelaide Oval light up in the evening. Inside the apartment boasts light filled living and dining complimented with picture windows framing the amazing north facing aspect over North Terrace, the River Torrens, Adelaide Oval and beyond. The kitchen is well appointed with solid granite benchtops and SMEG appliances complete with dishwasher, electric oven and gas cooktop. Adjacent is the European Style laundry tucked away behind bi-fold doors. The two bedrooms are excellent size, both with two sets of built in robes, the main bedroom with large windows overlooking Adelaide Oval. The bathroom is conveniently positioned for guests and central to the two bedrooms. A rarity in this building, the apartment features two north facing balconies. The main balcony positioned in the north-east corner is great size and perfect for entertaining for guests and the smaller balcony in the north-west corner for the BBQ. Located on the first floor directly in front on the lift you'll find the secure internal car park with swipe card access from the lifts straight to your floor. Further features include a European style laundry tucked, ducted reverse cycle air-conditioning and excellent security with swipe card access, 24-hour reception in the foyer and an intercom that allows guests to your room. On the 4th floor you'll find the excellent gym equipment, indoor heated lap pool, spa and sauna. All these luxury benefits maintained and serviced through the community rates and are available to you at your leisure. **PROPERTY INFORMATION:** Council Rates: \$2,100.00 per annum (approx.) Water Rates: \$150.00 per quarter (approx.) ESL: \$460.00 per annum Community Rates: Admin: \$1,128.00 per quarter (approx.) Sinking: \$378.00 per quarter (approx.)