

**1207/96 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Wednesday, 14 February 2024

1207/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 87 m2**

**Type: Apartment**



Toby Shipway  
0413600919

**\$495,000 - \$525,000**

Perfectly located in Adelaide's most talked about city location adjacent the iconic Adelaide Oval, River Torrens and less than 500 metres to the new Research and Medical Precinct, this spacious 2 bedroom apartment with an internal car park offers an excellent low maintenance lifestyle and a lucrative investment opportunity. Everything the city has to offer is right at your doorstep! The exciting River Torrens Precinct, Adelaide Oval, and less than 500 metres to the Medical Precinct consisting of the new Royal Adelaide Hospital (RAH), South Australian Health and Medical Research Institute (SAHMRI), South Australian Health and Biomedical Precinct (SAHBP), Uni SA Health Innovation Building (HIB) and the Adelaide Health and Medical Sciences Building (AHMS). 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 the apartment privately on a short term or long-term basis or take up the option of the fuss free management agreement provided by the Oaks Hotels and Resorts. Currently returning a guaranteed at \$2,686.67 per month (\$620.00 per week). \*\*This apartment meets the requirements for stamp Duty Exemption (Subject to Revenue SA Approval). That's a potential saving of over \$16,000! \*\* For further information please go to the Revenue SA website - Stamp Duty on Transfer of Real Property (Land) or contact Toby

\*Situating in on the 12th floor in south-east corner of the Embassy, the apartment comes fully furnished equipped with everything you could ask for. As you enter the apartment you are welcomed with a wide entrance hallway which flows through to the beautifully appointed kitchen complete with solid granite bench tops and stainless steel appliances. The adjacent open plan living area is great size and light filled with the extensive use of picture windows framing the stunning outlook over the city skyline, the Adelaide Hills and summer sunsets over the ocean. Direct access takes you to the private balcony, a wonderful space for entertaining guests and sitting back while taking in the views. The bathroom is conveniently located for guests and the two generous bedrooms, both with built in robes. Further standout features include ducted reverse cycle air conditioning, European style laundry, video intercom, recently renovated foyers, 24 hour reception in the foyer and excellent security with a swipe card system for the lifts taking you from your car park straight to your floor. The complex also provides free use of resort style facilities with an indoor heated lap pool, spa, sauna and state of the art gymnasium.

PROPERTY INFORMATION: Council rates: \$2,040.00 per annum (approx.) SA Water rates: \$166.64 per quarter (approx.) Community rates Admin: \$1,115.00 per quarter (approx.) Sinking: \$373.00 per quarter (approx.) Emergency Services Levy: \$524.60 per annum (approx.)