

1311/104 North Terrace, Adelaide, SA 5000



Sold Apartment

Friday, 18 August 2023

1311/104 North Terrace, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Area: 71 m2

Type: Apartment

\$385,000

Prime Investment and Live in Opportunity. Move straight in and enjoy all the advantages of no maintenance living in this fantastic location or reap the rewards of the viable rental returns on offer through a choice of reputable management companies. Currently leased to the Oaks Hotels and Resorts for a guaranteed rental return of \$2,430.83 per month. This fully furnished apartment also offers the flexibility to manage the apartment yourself on a short term basis through companies such as Airbnb and Stayz or sit back and let one of the reputable companies take care of it for you. The location is fantastic, directly opposite the iconic Adelaide Oval, Convention Centre and the exciting River Torrens Precinct. Located less than 500 metres away is the expansive Medical Precinct consisting of the 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. Transport options easily accessible with the tram, Adelaide Train Station and major bus stops only a minute away. This deluxe two bedroom apartment comes well equipped with a wide entrance hallway leading you through the apartment to the open plan living and dining with stunning views over the city, Adelaide Hills and sunsets over the ocean. The two bedrooms are both excellent size with views over the sparkling city lights, the main bedroom with direct access to the huge two-way bathroom with separate spa bath, shower and quality fixtures. Further features include a fully contained kitchen, European Style laundry in the bathroom, ducted reverse cycle air conditioning and excellent security with 24 hour reception, video intercom and a swipe card system to allow access to all parts of the building. Accessing Foxtel and the internet is also made easy with data cable throughout. Guests and owner occupiers are also welcome to the use of the facilities with an indoor heated lap pool, spa, sauna, steam room, plunge pool and gym. This is an exciting opportunity to enjoy apartment living in a city location that has so much to offer!

PROPERTY INFORMATION: Oaks Management Fees: \$291.16 per month (approx.) *Only applicable if leased to the Oaks Council Rates: \$1,945.15 per annum (approx.) SA Water Rates: \$162.96 per quarter (approx.) Emergency Services Levy: \$525.50 per annum (approx.) Community Fees Admin Fund: \$1,457.00 per quarter (approx.) Sinking Fund: \$339.00 per quarter (approx.) All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689