

**1511/104 North Terrace, Adelaide, SA 5000**

**GLENNDIAS**  
REAL ESTATE

## **Apartment For Sale**

Tuesday, 11 June 2024

1511/104 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 74 m2**

**Type: Apartment**



Sairam Akula

0882660888

**BEST OFFER BY 12.00 NOON June 17, 2024 U.S.P.**

Glenn Dias Real Estate is thrilled to offer this luxury 2-bedroom apartment on the 15th floor with stunning city views. Located on vibrant North Terrace, this fully furnished property promises an exciting city lifestyle or excellent investment potential. Features:- Two spacious bedrooms- High quality furniture package- 15th floor executive level- Panoramic city views- High yielding property, currently leased- Built-in robes and large windows- Open plan living and dining area- Reverse cycle air conditioning- Heated lap pool, Spa and plunge pool, Sauna and steam room and Gym- Free tram and bus at the doorstep Location:- First-class restaurants- Adelaide Casino- The Entertainment Centre- Festival Theatre- Adelaide Convention Centre- Rundle Mall- New Royal Adelaide Hospital- Adelaide University and TAFE Investment Potential: Currently renting \$2,716.00 per month, with rent increasing to \$2,824.00 monthly starting from 22/11/2024, and the lease ending on 21/11/2025. ANNUAL OUTGOINGS (approx.): Council - \$486 per quarter Strata Rates/Levies Notice - \$2065.25 per quarter Water Supply/Sewerage - \$662 per annum ESL - \$538 per annum GENERAL INFORMATION: Every precaution has been taken to establish the accuracy of the material herein. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should not confine themselves to the contents but should make their own inquiries and obtain their own legal advice to satisfy themselves in all respects. Glenn Dias Real Estate will not accept any responsibility should any details prove to be incomplete or incorrect. Viewings are by appointment only and by service prior advance notice to the tenants. We encourage you to register your interest. For more information email the agent or call 08 8266 0888. Our office hours are Monday to Friday 9.00 am to 5.00 pm. Please note that viewing times may change. Registered viewers will be notified. Glenn Dias Real Estate is an independent agency consistently setting high professional standards in the industry. Landlords, if you are looking to maximise the potential of your investment please get in touch with us for a free sales or rental appraisal.