

1708/96 North Terrace, Adelaide, SA 5000



Apartment For Sale

Thursday, 1 February 2024

1708/96 North Terrace, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 58 m2

Type: Apartment



Toby Shipway
0413600919

\$395,000 - \$434,500

Perfectly positioned on the top (17th) floor in the recently refurbished Embassy Apartments, this exquisite Penthouse Apartment has so much on offer in Adelaide's most enviable city location. With raked ceilings soaring to 6.3 metres high, this rare offering will WOW everyone lucky enough to step inside. 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. Move straight in and enjoy a luxurious lifestyle or take advantage of the wide choice of lucrative investment options. Choose to lease it back through one of the reputable management companies as a serviced apartment, lease it out on a long-term tenancy or reap the rewards and manage it yourself through Airbnb or Stayz. Inside the apartment features spacious open plan living and dining complimented with an abundance of natural light and neutral colour schemes. The 6.3 metre ceilings with floor to ceiling glass leads you through to the full width balcony captivating you with the sweeping views over the Medical Precinct, the River Torrens, the vibrant West End and stunning sunsets over the ocean. The adjacent kitchen features granite benchtops, premium fixtures, and stainless steel Smeg appliances. Enjoy the comfort of the bedroom with its generous size and built-in robes. Natural light filters through frosted glass, creating a cozy ambiance. The ensuite boasts luxury and convenience with its floor-to-ceiling tiles, spa bath, separate shower, and stylish vanity. Further attributes include a European style laundry tucked away in the hallway, ducted reverse cycle air conditioning, excellent security with a swipe card system, intercom and 24 hour reception in the foyer. Take advantage of the resort style facilities with free use of the pool, spa, sauna and the state of the art gym. Car parks can also be leased in the Care Park directly next door from \$240 per month and when available purchased for \$55,000 (approx.). This is an excellent opportunity to invest in one of Adelaide CBD's best locations. Live in as an owner occupier and enjoy a low maintenance city lifestyle or take advantage of this prime location and reap the benefits as an investment property, the choice is yours. **PROPERTY INFORMATION:** Council Rates: \$1,470.35 per annum (approx.) Water Rates: \$173.00 per quarter (approx.) Community Rates: Admin Fund: \$834.00 per quarter (approx.) Sinking Fund: \$279.00 per quarter (approx.) ESL: \$100.00 per annum (approx.)