

**18/36 Franklin Street, Adelaide, SA 5000**



**Sold Apartment**

Friday, 24 May 2024

18/36 Franklin Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alistair Loudon  
0481361617



Wilson Bock  
0438904444

**\$335,000**

If you're searching far and wide for an investment you can set and forget with a guaranteed income and not a finger to lift, the answer might be closer than you think. Try right in the bustling heart of Adelaide's CBD, on the fourth floor of the historical Franklin Apartments building; a fully-furnished two-bedroom pad with a secure designated car park, open-plan kitchen and a guaranteed annual income of \$26,849. That income is guaranteed because the complex will take it from here, managing every guest that will lap up its perfect position near the Central Market, Rundle Mall, Riverbank precinct and more. The search is over. Features we love...- Fully furnished and managed - Guaranteed yearly rental return makes it a sound investment/superannuation strategy, with a review of the return every January with a guaranteed CPI increase - Lease back to Franklin Apartments on a 5 year lease - No property management fees- Two spacious bedrooms, both with built-in robes - Large timber kitchen with stone benchtops, dishwasher and loads of storage - Fully furnished - Ducted temperature control - Reception desk/services and very secure - Designated car park Council - City of Adelaide Council Rates - \$1,492.45 p/a SA Water Rates - \$1000.00 p/a (Estimate) Emergency Services Levy - \$372.25 p/a Strata fees - \$4857.80 p/a All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403