

**204/21-39 Bentham Street, Adelaide, SA 5000**



**Sold Serviced Apartment**

Friday, 3 November 2023

204/21-39 Bentham Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Serviced Apartment**



Nicolle Davis  
0417890635

**\$285,000**

Unique Investment - Fully Furnished, Serviced Apartment in CBD Located in and managed by Franklin Apartments, this serviced apartment comes fully furnished, and is a fabulous set and forget investment. Perfectly positioned within walking distance to everything in Adelaide's CBD, including Rundle Mall, Central Markets, China Town, Rundle Street, Universities and Victoria Square, everything is at your fingertips. Boasting convenience, style, location, and a rental yield above 7%, this property won't last long, so submit your best offer TODAY!

**PROPERTY HIGHLIGHTS:**

- Rental yield above 7%
- Ideally located between Waymouth Street and Adelaide Central Markets
- Fixed income of \$1,762.15 per month
- Fully furnished two-bedroom apartment with built-in robes
- Well-appointed modern kitchen with fridge, oven, cooktop, and dishwasher
- Secure building providing onsite Reception and daily service
- Open plan living and dining, temperature-controlled heating / cooling
- In room bathroom and laundry facilities
- Walking distance to the business and shopping precincts

With such a great location and fabulous features, this investment will sell QUICKLY!

**SPECIFICATIONS:**

CT - 5602/399 Council - Adelaide Zoning - CC - Capital City Council Rates - \$1,511.50/annum SA Water - \$201.65/quarter ESL - \$372.25/annum Strata Fee - \$589.74/quarter

**NOTE:** Photos and floorplan are indicative of the styling and quality of furnishings only and may not be of the apartment currently for sale.