

211/185 Morphett Street, Adelaide, SA 5000



Apartment For Sale

Monday, 6 November 2023

211/185 Morphett Street, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 50 m2

Type: Apartment



Paul Arnold
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\$275,000 - \$295,000

Are you looking for that perfect investment without the hassle of managing the property, or wish to move into this prime city location, great for student accommodation, come and view The Gallery. Part of the original Balfours redevelopment this stylish one bedroom apartment with King size bed and built-in wardrobes, plus open plan living (including full kitchen and dishwasher) offers the option of an enclosed sunroom / balcony which extends the living options all year with Eastern views to the city. European laundry, plenty of storage and reverse cycle air conditioning. With secure access and hotel-reception in the downstairs lobby; the complex facilities include elevated pool (with glass walls and floor), spa and steam room. No 185 Morphett Street (on the corner of Franklin Street) is wonderfully positioned between the Central Market and Chinatown, the Central Bus Station, the entertainment strip of Hindley Street and the cultural precinct of North Terrace. Managed (for the investor) by the Oaks Hotel chain, a set return on investment (regardless of occupancy) and with generous clauses; makes this a most worthy investment. For the owner occupier, the strata-management fee offers an attractive live-in option for hotel accommodation whilst accruing an asset. Pet Friendly Council - City of Adelaide Council Rates - \$1270.80 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$342.95 pa Admin Fund - \$796.00 pq Sinking Fund - \$129.00 pq Year Built - 2009 Total Build area - 50m² 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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.