

**305/104 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Wednesday, 10 April 2024

305/104 North Terrace, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 57 m2**

**Type: Apartment**



Toby Shipway  
0413600919

## **\$315,000 - \$325,000**

Perfectly positioned in one of Adelaide's best CBD locations, this fully furnished, north facing apartment presents a viable investment opportunity and/or a great place to call home. Directly opposite the exciting River Torrens Precinct with Adelaide Oval, the Convention Centre, Sky City Casino and the Adelaide Festival Centre. Less than 500 metres away you'll find the University of Adelaide's medical and health sciences building and UniSA's City West campus, Health and Medical Clinic. Take advantage of the huge range of investment options on offer. Choose to reap the excellent fuss free rental returns provided through a choice of management companies, lease the apartment out privately or enjoy the city vibe as an owner occupier. Currently managed by The Oaks Hotels and Resorts with a fixed gross income of \$2,344.33 per month (\$541.00 per week approx.) This return is guaranteed and is not based on occupancy. The flexibility also allows you to manage the apartment yourself on a short-term basis through companies such as Airbnb, Booking.com & Stayz or sit back and let one of the reputable companies take care of it for you. \*\*Take note - this apartment is also applicable for Stamp Duty Exemption (Subject to Revenue SA Approval). For further information please go to the RevenueSA website - Stamp Duty on Transfer of Real Property (Land)\*\* You'll save approximately \$12,000! Inside the apartment features a well-equipped kitchen adjacent the open plan living and dining with direct access to the full width balcony complimented with the northern aspect and the warmth of the winter sun. The kings size bedroom is great size with built in robes and frosted glass windows and a two-way ensuite complete with modern finishes and spa bath. Further attributes include a European style laundry, ducted reverse cycle air conditioning, excellent security, video intercom and 24 hour reception in the foyer. The complex also provides free access to the resort style facilities with the indoor heated lap pool, spa, sauna and gym. This is an excellent opportunity to invest in one of the 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: Certificate of Title: Volume 5903 Folio 697 Council: City of Adelaide Zoning: Capital City Zone Year Built: 2003 Oaks Management Fees: \$281.06 per month (approx.) Council Rates: \$1,825.20 per annum (approx.) SA Water Rates: \$153.70 per quarter (approx.) Community Fees Admin Fund: \$844.00 per quarter (approx.) Sinking Fund: \$198.00 per quarter (approx.) ESL: \$407.40 per annum (approx.)