

404/96 North Terrace, Adelaide, SA 5000



Sold Apartment

Saturday, 12 August 2023

404/96 North Terrace, Adelaide, SA 5000

Bedrooms: 1

Bathrooms: 1

Area: 60 m2

Type: Apartment

\$287,500

Move straight in and enjoy exciting yet low maintenance living at its best or take advantage of the huge rental options available. Manage it yourself on a short term basis through companies such as Airbnb and Stayz or sit back and let one of the reputable companies take care of it for you. Currently returning a guaranteed, fuss free income through the Oaks Hotels and Resorts of \$435 per week (\$1,885.00 per month). This city location is second to none with the iconic Adelaide Oval, River Torrens Precinct and Adelaide's groundbreaking Medical Precinct at your doorstep. There is a huge choice of education facilities nearby, 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. All within a short walk you'll also find first class restaurants, great shopping, the Adelaide Casino, The Entertainment Centre, Festival Theatre, Adelaide Convention Centre, Rundle Mall and the new Royal Adelaide Hospital. Transport options are easily accessible with the tram, Adelaide Train Station and major bus stops only a few hundred metres away. Positioned on the 4th floor on the eastern side of the Embassy, the apartment features spacious open plan living and dining, well equipped kitchen complete with solid granite stone benchtops, stainless steel appliances and quality fixtures and fittings. The double bedroom is great size with built in robes and ensuite. Further features include ducted reverse cycle air conditioning (New Fujitsu system replaced in Feb 2023), European style laundry, excellent security with a swipe card system, video intercom and 24 hour reception in the foyer. The complex also provides free use of the recently revamped resort style facilities with indoor heated pool, spa, sauna and well equipped gym. For extra convenience, these facilities are also located on the same level as the apartment. Don't miss out on your opportunity to inspect this excellent lifestyle apartment.

PROPERTY INFORMATION: Oaks Management Fees: \$227.39 per month (Only applicable if leased to the Oaks) Council Rates: \$1,517.00 per annum (approx.) SA Water Rates: \$153.00 per quarter (approx.) Community Rates Admin: \$536.00 per quarter (approx.) Sinking: \$171.00 per quarter (approx.) Emergency Services Levy: \$350.00 per annum (approx.)