

**507/96 North Terrace, Adelaide, SA 5000**



**Sold Apartment**

Saturday, 2 September 2023

507/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**

**\$460,000**

Spacious lifestyle apartment in the heart of Adelaide's entertainment precinct. Ideally located in Adelaide's most talked about city location adjacent the iconic Adelaide Oval, River Torrens and less than 500 metres to the Research and Medical Precinct, this spacious 2 bedroom apartment with an internal car park offers an excellent low maintenance lifestyle and or a lucrative investment opportunity. Everything the city has to offer is right at your doorstep! The exciting River Torrens Precinct, Adelaide Oval, and less than 500 metres to the Medical Precinct consisting of the new Royal Adelaide Hospital (RAH), South Australian Health and Medical Research Institute (SAHMRI), South Australian Health and Biomedical Precinct (SAHBP), Uni SA Health Innovation Building (HIB) and the Adelaide Health and Medical Sciences Building (AHMS). First Class restaurants and bars are just a short walk away with gourmet shopping at nearby Central Markets and Gouger Street. Adelaide University, University SA and TAFE are all very close with secondary education zoning for Adelaide High School and Adelaide Botanic High School. Transport options easily accessible with the tram, Adelaide Train Station and major bus stops only a minute away. The flexibility of this apartment allows you to do as you please. Live in as an owner occupier, lease the apartment privately on a long term basis, or be a bit more adventurous and manage it yourself through Airbnb, Booking.com and any other short term platforms. Currently tenanted on a residential tenancy agreement for \$500 per week until January 14th 2024. Situated in on the 5th floor in south-east corner of the Embassy, the apartment is perfect for those looking for a bit of peace and quiet. As you enter the apartment you are welcomed with a wide entrance hallway which flows through to the well-equipped kitchen complete with solid granite bench tops, and stainless steel Smeg appliances. This flows through to the spacious open plan living and dining area complimented with floor to ceiling windows. The bathroom is conveniently located for guests and the two generous bedrooms both with built in robes. Further standout features include ducted reverse cycle air conditioning, European style laundry, video intercom, 24 hour reception in the foyer and excellent security with a swipe card system for the lifts taking you from your car park straight to your floor. The complex also provides free use of resort style facilities with an indoor heated lap pool, spa, sauna and state of the art gymnasium. Be quick to inspect. PROPERTY INFORMATION: School Zones: Adelaide High School Adelaide Botanic High School Council rates: \$1,960.50 per annum (approx.) SA Water rates: \$153.70 per quarter (approx.) Community rates Admin: \$905.00 per quarter (approx.) Sinking: \$289.00 per quarter (approx.) Emergency Services Levy: \$101.40 per annum (approx.)