

**509/96 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Monday, 20 November 2023

509/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 53 m2**

**Type: Apartment**



Toby Shipway  
0413600919

**\$295,000 - \$305,000**

Currently managed by the reputable Oaks Hotels and Resorts, this deluxe apartment offers a no maintenance investment opportunity with a viable rent of \$1,733.33 per month. It gets even better - This apartment also meets the requirements 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). That's a saving of over \$11,000! Looking to live and enjoy an enviable city lifestyle, this can be done also. Lap up everything this fantastic location has to offer right at your doorstep with an abundance of first-class restaurants and great shopping to choose from all within walking distance. Further attractions include the exciting River Torrens Precinct comprising of the iconic Adelaide Oval, Casino, Entertainment Centre, Festival Theatre and the Convention Centre. Less than 500 metres away you'll also find 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). This apartment features a well appointed fully contained kitchen with solid granite bench tops, stainless steel appliances and quality fixtures and fittings. This flows through to the light filled open plan living and dining area and the adjacent private balcony. The spacious bedroom features built in robes, frosted windows to allow in natural light and a sparkling ensuite. Other features of this lifestyle apartment include a European style laundry, ducted reverse cycle air conditioning, video intercom and excellent security with swipe card access and 24-hour reception in the foyer. The complex also offers everyday free use of the extensive facilities, all which are maintained through the community rates. Keep fit with state of the art gym and indoor heated lap pool or relax in the spa and sauna. What more could you ask for! Enquire now for more details or a private inspection. **PROPERTY INFORMATION:** Oaks Management Fee: \$209.66 per month (approx.) Only applicable if leased to the Oaks Council Rates: \$1,850.80 per annum (approx.) Water Rates: \$153.70 per quarter (approx.) Emergency Services Levy: \$319.50 per annum (approx.) Community Rates: Admin: \$503.00 per quarter (approx.) Sinking: \$161.00 per quarter (approx.)<sup>2</sup>