

602/104 North Terrace, Adelaide, SA 5000



Sold Apartment

Tuesday, 15 August 2023

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Bedrooms: 2

Bathrooms: 1

Area: 79 m2

Type: Apartment

\$385,000

A room with a view! This spacious north facing apartment boasts endless opportunities for the astute investor and owner occupiers looking for a low maintenance lifestyle. Choose to manage the apartment yourself on a short-term basis through companies such as Airbnb and Stayz, sit back and let one of the reputable companies take care of it for you or live in and lap up an exciting city lifestyle in this prime city location. Currently managed by the Oaks Hotels and Resorts with a return of \$2,435.33 per month (gross). **Take note - this apartment 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 approximately \$15,000! The location has absolutely everything going for it. The adjacent River Torrens Precinct, Adelaide Oval, Convention Centre, Sky City Casino and Festival Plaza and only 500 metres away is the new Royal Adelaide Hospital (RAH), South Australian Health and Medical Research Institute (SAHMRI) and Adelaide's Biomedical Precinct. Positioned in the north-west corner of the Horizons, enjoy an alfresco breakfast in the morning sun and watch North Terrace light up in the evenings. Inside boasts light filled living and dining complimented with natural colour schemes and modern décor throughout. The kitchen is well appointed and fully equipped with the cooktop, oven and dishwasher. Both bedrooms are excellent size with built in robes and large floor to ceiling windows offering plenty of natural light. Further features include a European style laundry tucked, ducted reverse cycle air-conditioning and excellent security with swipe card access, 24-hour reception in the foyer and an intercom that allows guests to your room. On the 3rd floor you'll find the excellent gym equipment, indoor heated lap pool, spa and sauna. All these luxury benefits maintained and serviced through the community rates and are available to you at your leisure. Enquire now for more details or a private inspection. PROPERTY INFORMATION: Oaks Property Management Fees: \$291.69 per month (*Only applicable if leased to the Oaks) Council Rates: \$1,916.55 per annum (approx.) SA Water Rates: \$146.65 per quarter (approx.) Community Rates: Admin Fund: \$1,154.00 per quarter (approx.) Sinking Fund: \$268.00 per quarter (approx.) Emergency Services Levy: \$440.80 per annum 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 a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689