

**606/96 North Tce, Adelaide, SA 5000**



**Sold Apartment**

Thursday, 17 August 2023

606/96 North Tce, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 71 m2**

**Type: Apartment**



David Paladino  
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Jeremy Marrollo  
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## Contact agent

Situated in the heart of the Adelaide CBD at the Oaks Embassy, this complete and furnished Two-Bedroom apartment boasts the perfect low-maintenance lifestyle opportunity to live in and enjoy, or as the next addition to your investment portfolio. The desirable city location exudes huge potential with ample public transport options nearby whilst also being surrounded by an abundance of shopping, dining, and entertainment within a short distance. This location is further accentuated immensely with the recent redevelopments and surrounding expansions of the Adelaide Oval, Sky City Casino, Adelaide Convention Centre, Royal Adelaide Hospital, and upcoming retail promenade at the Festival Plaza all being only a short walk away! Upon entering the apartment, you are greeted with an open plan kitchen, dining and living area exuding natural light from your private balcony. The kitchen comes complete, and well equipped with solid granite benchtops, Smeg appliances including dishwasher, oven, and gas cooktop. Two generously sized bedrooms with built in robes fill this apartment, with the main bedroom providing direct access to your private balcony with views of the city lights. Whilst the bathroom is well situated, between both bedrooms for convenience. Other fantastic features of this apartment include the ducted reverse cycle air conditioning, access to the indoor heated pool, spa, sauna, steam room, and gym. This apartment is in a fixed lease until November 2023 to the Oaks Embassy, providing a rental return of \$2444.00 per month. Key features of this apartment to love include: Open Plan Living Kitchen with Smeg appliances including Dishwasher, Oven, and Gas cooktop Two Generous Bedrooms with Built in Robes Private Balcony Ducted Heating and Cooling Throughout Swipe Card Secure Access Indoor Heated Pool Access Spa, Sauna, and Steam Room Access Gym Access 71m<sup>2</sup> of Total Living Area With a location and lifestyle to love, contact David Paladino on 0421 649 255 or Jeremy Marrollo on 0435 882 333 today for more information on this excellent opportunity. CT / Volume 5859 Folio 48 Council / Adelaide City Council Council Rates \$392.23 PQ Approx Strata / \$978 PQ Approx