

618/33 Warwick Street, Walkerville, SA 5081



Sold Unit

Friday, 3 November 2023

618/33 Warwick Street, Walkerville, SA 5081

Bedrooms: 1

Bathrooms: 1

Type: Unit



Liam McDevitt



Jessica Buckmaster
0479113389

Contact agent

Team McDevitt and Ray White Walkerville are excited to present this outstanding hotel room investment opportunity. Situated in the prestigious Walkerville suburb, The Watson hotel complex exudes contemporary sophistication and offers a plethora of unanticipated advantages. This hotel room is perfect for astute investors aiming to diversify their property holdings and serves as an excellent entry point for first-time buyers beginning their real estate journey. The Watson is located within Adelaide's premiere retail precinct, is easily accessed by public transport, and is just a short drive from the CBD with parks, boutique shops, cafes, restaurants, and local shopping all just a short stroll away. Only 6km from the CBD, North Adelaide, Adelaide Oval, and the Festival Theatre. The average gross return for a Studio Suite for the 22/23 Financial Year was \$51,577.33 approximately. This gross return is subject to the costs, expenses and commissions outlined in the Accor holiday letting agreement. Average expenses were \$20,824.51 resulting in an average net return to owner of \$30,752.82. Accor provides an expanded array of services for both you and your investment property, encompassing round-the-clock on-site management, exclusive benefits tailored to apartment owners, and a committed Owner Relations team. Accor will oversee your asset and offer multifaceted support and assistance. As an owner of an Accor Apartments & Leases property, you will enjoy a complimentary membership in their partnership program, offering an impressive array of discounts and rewards at select Art Series, Peppers, Mantra, and BreakFree Retreats, Resorts, and Hotels across Australia, New Zealand, Indonesia, and Hawaii. Additionally, property owners under the management of Accor Apartments & Leases now have the opportunity to access significant savings on hotel rates at participating Accor properties throughout the Asia Pacific region by simply visiting the [AccorHotels.com](https://www.AccorHotels.com) website. Features include:

- Studio suite hotel room with hills views
- Average gross return of approximately \$51,577.33 based on 22/23 financials
- Well maintained
- Ideal for short-term letting / Airbnb
- Full kitchen facilities
- Separate bathroom
- Split system A/C
- Swimming Pool
- Gym
- Sauna
- Outdoor BBQ areas

Strata | \$850 per quarter approx
Council \$1,000 per year approx

For future information in relation to this investment opportunity, please get in touch with our friendly agents to discuss further. Liam McDevitt 0430 501 122
Jessica Buckmaster 0479 113 389