

619/61 Hindmarsh Square, Adelaide, SA 5000



Serviced Apartment For Sale

Thursday, 4 January 2024

619/61 Hindmarsh Square, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Type: Serviced Apartment



Brenton Dowden
0414979307



Liana Wesselingh.

Best offers by 23rd Jan 12pm

Mantra Hotel Hindmarsh Square Discover an exceptional investment opportunity seamlessly combining prime location and convenience. We are delighted to present an exclusive offer within the distinguished Mantra on Hindmarsh. Uncover a top-tier investment ensuring optimal returns for discerning investors. This boutique apartment, nestled within the highly coveted Mantra on Hindmarsh development, provides a hassle-free, "set and forget" investment. Fully serviced and furnished, it caters to short-term accommodation needs, serving tourists, leisure travellers, and business professionals right in the heart of Adelaide's CBD. As an owner, enjoy the added perk of up to 14 nights' stay in your apartment or a similar one at significantly discounted rates—a win-win for both your pocket and lifestyle. Situated on the 6th level, relish a privileged position. A short walk away immerses you in the vibrant energy of Adelaide City and Rundle Street, surrounded by commercial offices, restaurants, bars, shopping destinations, educational institutions, and lush parklands—all within moments reach. The tastefully decorated interior offers 2 bedrooms, 1 bathroom and a private balcony. This impeccably maintained apartment offers panoramic easterly views of the city and hills from the expansive balcony. Bask in natural light, a spacious living, dining, and kitchen area with a breakfast bar, and ample storage space. This property epitomizes a savvy investment, featuring a lease agreement with the reputable Mantra Group, ensuring a remarkable return. Bid farewell to the hassles of residential tenancies and embrace strong rental returns that could potentially see your investment paid off within a short time, thanks to tax benefits and high-income potential.

Features:

- Secure building access with a 24-hour receptionist in the lobby
- On-site restaurant and lounge for your convenience
- Captivating views from the balcony
- Efficient and open floor plan with a well-appointed kitchen featuring stainless steel appliances
- Spacious master bedroom with stunning city views
- Floor-to-ceiling windows flood the space with natural light
- Abundant storage with stylish cabinets
- Complex amenities include strata-covered reverse cycle air conditioning, 24-hour reception, room service, concierge, a gymnasium on the 5th floor, in-house cafe, restaurant, and bar entertainment facilities.

Don't let this exclusive investment opportunity in the heart of Adelaide slip away. Contact us today to secure your future in this prime location.

Council | Adelaide city council Zone | Capital City Council Rates | \$524.20* per quarter
Strata | \$811.00* per quarter
Sinking fund | \$250.00* per quarter
Water supply | \$74.20* per quarter
ESL | \$378.10* p.a
Year Built* | 2003