

**701/96 North Terrace, Adelaide, SA 5000**



**Sold House**

Tuesday, 15 August 2023

701/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

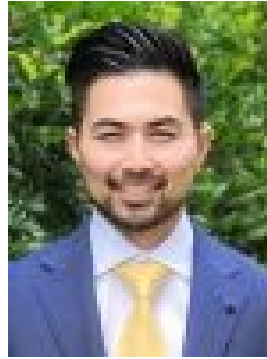
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Nick Psarros  
0871236123



Tony Hvasanov  
0430312199

**\$575,000**

Nick Psarros and Tony Hvasanov from Ray White Port Adelaide are pleased to present this sophisticated 2 bedroom, 2 bathroom apartment in the heart of Adelaide. Discover the ultimate urban living experience in Adelaide's most sought after location at apartment 701/96 North Terrace. Immerse yourself in luxury and comfort at the Oaks Embassy Hotel, where sophistication meets modern style. Featuring a spacious and well-appointed dining and lounge room, a full kitchen with all the facilities you need, and a semi-enclosed balcony of 10sqm (approx), this apartment offers the ultimate in relaxation and entertaining. With all the furniture and fixtures included, it's move-in ready and waiting for you. Take advantage of the onsite amenities including a swimming pool, sauna facilities, and gym to stay fit and refreshed during your stay. Plus, with a private and secure car park, you can rest assured that your vehicle will be well protected. Currently used for premium short term accommodation and generating over \$72,000 per year in rental returns. Don't miss out on this incredible opportunity!

**WHAT WE LOVE ABOUT 701/96 NORTH TERRACE!**

- \*2 generous sized bedrooms, master with ensuite
- \*2 bathrooms
- \*Spacious living area of 90sqm (approx)
- \*Modern kitchen, living and dining areas
- \*Large private balcony facing the beautiful North Terrace
- \*High occupancy premium short term accommodation
- \*Includes all furniture and fixtures
- \*Secure car parking
- \*Conveniently located near public transport, restaurants, shops and entertainment districts

Perfect for those who love low maintenance urban living or someone who is looking for an absolutely fantastic investment property to add to the portfolio. This modern and luxurious apartment won't last long! Contact Nick Psarros 0400 506 555 or Tony Hvasanov 0430 312 199 to register your interest today.

ACC Rates - \$1733.50  
SA Water - \$656.92  
PAESL - \$532.00  
Com Levies - \$5400.00

PA Adelaide is South Australia's cosmopolitan coastal capital. Its ring of parkland on the River Torrens is home to renowned museums such as the Art Gallery of South Australia, displaying expansive collections including noted Indigenous art, and the South Australian Museum, devoted to natural history. The city's Adelaide Festival is an annual international arts gathering with spin-offs including fringe and film events.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.