

707/96 North Terrace, Adelaide, SA 5000



Apartment For Sale

Saturday, 9 December 2023

707/96 North Terrace, Adelaide, SA 5000

Bedrooms: 2

Bathrooms: 1

Area: 82 m2

Type: Apartment



Toby Shipway
0413600919

\$395,000 - \$425,000

FIRST OPEN INSPECTION TO BE HELD SUNDAY 17TH DECEMBER - TIMES TO BE ADVISED Perfectly located in Adelaide's most talked about city location adjacent the iconic Adelaide Oval, River Torrens and less than 500 metres to the new Research and Medical Precinct, this spacious 2 bedroom apartment offers an excellent low maintenance lifestyle and or a lucrative investment opportunity. Everything the city has to offer is right at your doorstep! The exciting River Torrens Precinct, Adelaide Oval, and less than 500 metres to the Medical Precinct consisting of the new Royal Adelaide Hospital (RAH), South Australian Health and Medical Research Institute (SAHMRI), South Australian Health and Biomedical Precinct (SAHBP), Uni SA Health Innovation Building (HIB) and the Adelaide Health and Medical Sciences Building (AHMS). First Class restaurants and bars are just a short walk away with gourmet shopping at nearby Central Markets and Gouger Street. Adelaide University, University SA and TAFE are all very close with secondary education zoning for Adelaide High School. Transport options easily accessible with the tram, Adelaide Train Station and major bus stops only a minute away. The flexibility of this apartment allows you to do as you please. Live in as an owner occupier, lease the apartment privately on a short term or long-term basis or take up the option of the fuss free management agreement provided by the Oaks Hotels and Resorts. Currently returning a guaranteed at \$2,080.00 per month (\$480.00 per week). **This apartment meets the requirements for stamp Duty Exemption (Subject to Revenue SA Approval). That's a potential saving of over \$17,000! ** For further information please go to the Revenue SA website - Stamp Duty on Transfer of Real Property (Land) or contact Toby** Situated in on the 7th floor in south-east corner of the Embassy, the apartment is perfect for those looking for a bit of peace and quiet. As you enter the apartment you are welcomed with a wide entrance hallway which flows through to the well-equipped kitchen complete with solid granite bench tops and stainless steel appliances. The open plan living and dining area is spacious with floor to ceiling windows and direct access through to the balcony with sliding louvers for extra privacy. The bathroom is conveniently located between the two generous bedrooms both with built in robes. Further standout features include ducted reverse cycle air conditioning, European style laundry complete, excellent security with a swipe card system, video intercom and 24 hour reception in the foyer. The complex also provides free use of resort style facilities with an indoor heated lap pool, spa, sauna and state of the art gymnasium. **PROPERTY INFORMATION:** Oaks Management Fees: \$250.70 per month (approx.) Council rates: \$2,216.60 per annum (approx.) SA Water rates: \$153.70 per quarter (approx.) Emergency Services Levy: \$448.40 per annum (approx.) Community rates Admin: \$821.00 per quarter (approx.) Sinking: \$262.00 per quarter (approx.)