

709/96 North Terrace, Adelaide, SA 5000



Sold Apartment

Monday, 28 August 2023

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Bedrooms: 1

Bathrooms: 1

Type: Apartment

\$295,000

Prime investment with yield return above 7%! Currently managed by the reputable Swainson Apartments, this fully furnished deluxe apartment offers a no maintenance investment opportunity with a viable rental of \$410 per week. It gets even better - This apartment also meets the requirements for Stamp Duty Exemption (Subject to Revenue SA Approval). For further information please go to the Revenue SA website - Stamp Duty on Transfer of Real Property (Land). That's a saving of over \$10,000! Looking to live and enjoy an enviable city lifestyle, this can be done also. Lap up everything this fantastic location has to offer right at your doorstep with an abundance of first-class restaurants and great shopping to choose from all within walking distance. Further attractions include the exciting River Torrens Precinct with the iconic Adelaide Oval, Casino, Entertainment Centre, Festival Theatre and the Convention Centre. Less than 500 metres away you'll also find 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). Inside the apartment was recently renovated throughout and in great condition. It features a well appointed, fully contained kitchen with solid granite bench tops, stainless steel appliances and quality fixtures and fittings. This flows through to the light filled open plan living and dining area and the generous private balcony. The spacious bedroom features built in robes, frosted windows to allow in natural light and a sparkling two-way ensuite. Other features of this lifestyle apartment include a European style laundry, ducted reverse cycle air conditioning, video intercom and excellent security with swipe card access and 24-hour reception in the foyer. The complex also offers everyday free use of the extensive facilities, all which are maintained through the community rates. Keep fit with state of the art gym and indoor heated lap pool or relax in the spa and sauna. Enquire now for further details or a private inspection.

PROPERTY INFORMATION: Council Rates: \$1,382.00 per annum (approx.) Water Rates: \$146.50 per quarter (approx.) Community Rates: Admin: \$570.00 per quarter (approx.) Sinking: \$182.00 per quarter (approx.) Emergency Services Levy: \$326.00 per annum (approx.) All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689