

**712/96 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Wednesday, 17 April 2024

712/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



Toby Shipway  
0413600919

**\$490,000 - \$510,000**

Perfectly located in Adelaide's most talked about city location, adjacent the iconic Adelaide Oval, River Torrens and less than 500 metres to the groundbreaking BioMedical Precinct, this fully furnished 2 bedroom apartment has everything you could ask for plus an internal car park. An excellent low maintenance lifestyle and a lucrative investment opportunity. 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 \$2,835.00 per month (\$654.23 per week). It gets even better! This apartment also meets the requirements for stamp Duty Exemption (Subject to Revenue SA Approval). That's a potential saving of over \$21,000! For further information please go to the Revenue SA website - Stamp Duty on Transfer of Real Property (Land) or contact Toby Shipway. 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 and Adelaide Botanic High School. Transport options easily accessible with the tram, Adelaide Train Station and major bus stops only a minute away. Situated on the 7th floor on the western side of the Embassy, the apartment boasts a beautiful view over the heritage Trinity Church, the Biomedical Precinct, the West End, North Terrace and the stunning daily sunsets. Inside the apartment is spacious and appealing with modern décor, neutral colour schemes and light filled open plan living and dining. This flows through to the generous balcony boasting those stunning views with external sliding louvers for extra privacy and weather protection. The kitchen is very well equipped with solid granite bench tops, and quality stainless steel appliances. There are two good size bedrooms both with built in robes, the main with west facing views and direct access to the balcony. Further features include ducted reverse cycle air conditioning, European style laundry complete with a washer/dryer and excellent security with a swipe card system, video intercom, 24 hour reception in the foyer and a secure car park with direct access from the lifts straight to your floor. If you work in the city or just love going to Adelaide Oval for the range of sporting events, choose to lease the apartment and use the car park yourself. Be quick to secure this wonderful lifestyle apartment in such an sort after city location!

**PROPERTY INFORMATION:** Oaks Management Fees: \$352.98 per month (approx.) – Only applicable if leased to the Oaks Council rates: \$2,197.45 per annum (approx.) SA Water rates: \$153.70 per quarter (approx.) Community rates: Admin: \$872.00 per quarter (approx.) Sinking: \$279.00 per quarter (approx.) Emergency Services Levy: \$448.40 per annum (approx.)