

**802/104 North Terrace, Adelaide, SA 5000**



**Apartment For Sale**

Tuesday, 26 March 2024

802/104 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 78 m2**

**Type: Apartment**



Toby Shipway  
0413600919

**\$405,000 - \$425,000**

Positioned perfectly on the 8th floor with a direct view across to Adelaide Oval, this is a fantastic opportunity to secure an exceptional apartment on popular North Terrace. The two-bedroom apartment showcases the best of city living by providing a great lock-up-and-go apartment that appeals to both prospective owner-occupiers and investors. Featuring a rarity of a long, wrap around balcony, overlooking the bustling North Terrace, it seamlessly connects the living and dining areas. Well proportioned with ease of living in mind, this modern fully furnished apartment features minimalistic, sleek interiors, and spacious open plan living. The modern kitchen enjoys quality appliances, with a cooktop, benchtops, and cupboard storage space. As a bonus, brand new air conditioning has been approved and will be installed shortly. The two bedrooms are both excellent sizes, with the master bedroom having direct access to the large two-way bathroom with separate spa bath, shower and quality fixtures. A non-obtrusive European laundry is hidden away nicely. The sale of this apartment includes full use of complex facilities. Investors. Currently the apartment is under management with Oaks and returns a very healthy \$2504.67 Gross (Monthly) Rent. It has been a profitable set and forget for the owners. However, a number of apartments in the complex are receiving greater returns by way of management through Airbnb, Stayz, private rental etc. Airbnb in particular is popular with investors in this complex, given the location. Because the apartment meets the requirements for Stamp Duty Exemption (Subject to Revenue SA Approval), you'll enjoy a saving of approximately \$15,000! For further information please go to the RevenueSA website - Stamp Duty on Transfer of Real Property (Land). The location of this apartment is second to none: RAH, North Terrace restaurant precinct, Adelaide Casino, and of course the iconic Adelaide Oval are at your doorstep. There's also a good selection of education facilities in walking distance, including University of Adelaide's medical and health sciences building, and UniSA's City West campus, Health and Medical Clinic. This is a property you really must consider. **PROPERTY INFORMATION:** Oaks Property Management Fee: \$299.79 per month (approx.) - Only applicable if leased to the Oaks Council Rates: \$2,103.00 per annum (approx.) Water Rates: \$156.37 per quarter (approx.) Community Rates: Admin Fund: \$1,312.00 per quarter (approx.) Sinking Fund: \$308.00 per quarter (approx.) ESL: \$417.85 per annum (approx.)