

**904/104 North Terrace, Adelaide, SA 5000**



**Sold Apartment**

Tuesday, 26 September 2023

904/104 North Terrace, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 57 m2**

**Type: Apartment**

**\$310,000**

North facing apartment with amazing views directly over Adelaide Oval! Perfectly positioned on the vibrant North Terrace with panoramic north facing views over Adelaide Oval and the River Torrens Precinct, this spacious and fully furnished apartment boasts an exciting opportunity for both investors and owner occupiers. There's just so much to offer in this sort after city location! Directly across the road is the Riverbank Precinct with the iconic Adelaide Oval, Festival Theatre, Convention Centre and only a few hundred metres away you'll find the expansive Medical Precinct consisting of the 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. Take advantage of the huge range of investment options on offer. Choose to reap the excellent fuss free rental returns provided through a choice of management companies, lease the apartment out privately or enjoy the city vibe as an owner occupier. Currently tenanted for \$395 per week on periodic lease. This fully furnished apartment also offers the flexibility to manage the apartment yourself on a short-term basis through companies such as Airbnb and Stayz. Inside the apartment features a well-equipped kitchen adjacent the open plan living and dining with direct access to the full width balcony complimented with the northern aspect and the warmth of the winter sun. The kings size bedroom is great size with built in robes and frosted glass windows and a two-way ensuite complete with modern finishes and spa bath. Further attributes include a European style laundry, ducted reverse cycle air conditioning, excellent security, video intercom and 24 hour reception in the foyer. The complex also provides free access to the resort style facilities with the indoor heated lap pool, spa, sauna and gym. This is an excellent opportunity to invest in one of the CBD's best locations. Live in as an owner occupier and enjoy a low maintenance city lifestyle or take advantage of this prime location and reap the benefits as an investment property, the choice is yours.

**PROPERTY INFORMATION:**  
Certificate of Title: Volume 5903 Folio 759  
Council: City of Adelaide  
Zoning: Capital City Zone  
Year Built: 2003  
Council Rates: \$1,680.50 per annum (approx.)  
SA Water Rates: \$180.00 per quarter (approx.)  
Community Fees  
Admin Fund: \$1,031.00 per quarter (approx.)  
Sinking Fund: \$240.00 per quarter (approx.)  
ESL: \$107.45 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