

**915/96 North Terrace, Adelaide, SA 5000**

**GLENNDIAS**  
REAL ESTATE

**Sold Apartment**

Friday, 18 August 2023

915/96 North Terrace, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Sairam Akula

0882660888

**\$379,000**

Glenn Dias Real Estate is thrilled to offer this exceptional apartment boasting unobstructed views. It's the last one available, and the seller is highly motivated to make a deal. Act quickly and place your offer today! Features:-Expansive floor-to-ceiling windows with elegant curtains.-Spacious open-plan living and dining area with vistas of North Terrace.-Contemporary kitchen featuring stone countertops and Smeg appliances.-Master bedroom with convenient built-in wardrobes and direct balcony access.-Second bedroom also equipped with wardrobes.-European-style laundry, complete with washer and dryer.-Enjoy the convenience of reverse cycle air conditioning and intercom.-Bonus: Existing furniture is included.-Currently under lease until April 2024.Location:-Situated within Oaks Embassy.-Modern building boasting three high-speed, access-controlled elevators.-Benefit from 24-hour reception services.-Complimentary access to an indoor heated lap pool, spa, sauna, and fitness facilities.-Convenient paid parking options at the nearby Terrace Car Park.-A stone's throw away from major hotels, the Convention Centre, SkyCity Casino, and the Festival Theatre.-A short walk to the Adelaide Oval and the scenic River Torrens.-Proximity to the medical precinct, encompassing the RAH, SAHMRI, and the future Women's and Children's Hospital.-Just one block away from the University of Adelaide's medical and health sciences building.-Near UniSA's City West campus, poised to become Australia's largest educational institution following a merger.-Easy access to buses, trams, trains, and the city's free loop bus service.-Abundance of dining establishments, shops, and the iconic Rundle Mall.-Look forward to the upcoming retail promenade at the Festival Plaza.ANNUAL OUTGOINGS (approx.):Council \$1310Strata \$4300Water Supply \$285 + UsageSewerage \$315ESL \$455GENERAL INFORMATION:Every precaution has been taken to establish the accuracy of the material herein. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should not confine themselves to the contents but should make their own inquiries and obtain their own legal advice to satisfy themselves in all respects. Glenn Dias Real Estate will not accept any responsibility should any details prove to be incomplete or incorrect.Viewings are by appointment only and by service prior advance notice to the tenants. We encourage you to register your interest. For more information email the agent or call 08 8266 0888. Our office hours are Monday to Friday 9.00 am to 5.00 pm. Please note that viewing times may change. Registered viewers will be notified.Glenn Dias Real Estate is an independent agency consistently setting high professional standards in the industry. Landlords, if you are looking to maximise the potential of your investment please get in touch with us for a free sales or rental appraisal.