

**97/255 Hindley Street, Adelaide, SA 5000**



**Sold Apartment**

Wednesday, 22 May 2024

97/255 Hindley Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Daniel Seach  
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Peter Li  
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**\$330,000**

In the heart of the vibrant West End, this fully self-contained apartment, in one of the most convenient locations in the CBD, presents the ultimate lock-up and leave investment opportunity. Currently managed as a serviced, short-stay room, this two-bedroom unit boasts contemporary furnishings, tasteful decor, and quality fixtures and fittings. You'll find Adelaide's best shopping and dining options, like Rundle Mall and Gouger Street, and brilliant proximity to UniSA campus, the Adelaide Convention Centre, and the iconic Adelaide Oval. With the trams, trains, buses, and taxis on your doorstep, getting around this area is a breeze!- North/South facing orientation- Two good-sized bedrooms- Built-in robes in both bedrooms- Well-equipped kitchen and dining area- Spacious living area & private outdoor balcony- Split-system heating and cooling- Modern bathroom and kitchen- Light-filled and low-maintenance- Secure car parking on the site- Private balcony- Walking distance to all amenities- Prime location in the heart of CBDOther important information:- Property to be sold with all furniture- Apartment is in agreement with Accor Hotel Group until 5 May 2031- Total net revenue from serviced apartment \$19,745.07 (approximately) year ending 30 June 2023- Total yield of 7.45% per annum (approximately)- Revenue fluctuates depending on the occupancy rates of the building- Previous 6 month period has been extremely busy and high-yielding for owners within the groupProperty photography and floorplan are of a comparable property and is for illustration purposes only. Placement of rooms and walls may change depending on orientation. All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.