

**84/255 Hindley Street, Adelaide, SA, 5000**

**Apartment For Sale**

Friday, 16 August 2024



84/255 Hindley Street, Adelaide, SA, 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Breakfree on Hindley

\*Lot 84/255 Hindley Street Adelaide is also known as Apartment 179 with Car park 83

Located in the heart of the bustling West End, this fully self-contained, two-bedroom apartment offers an exceptional lock-up-and-leave investment opportunity. Situated in one of the most convenient spots within the CBD, this contemporary unit is currently managed as a serviced short-stay apartment, making it ideal for investors seeking consistent returns.

Perfectly positioned near Adelaide's top shopping and dining destinations, including Rundle Mall and Gouger Street, this apartment also enjoys close proximity to the UniSA campus, Adelaide Convention Centre, and the iconic Adelaide Oval. With trams, trains, buses, and taxis just steps away, getting around the city is effortless.

### Property features:

- Fully furnished two bedroom apartment
- Split system air conditioning
- Secure designated carpark
- Open plan living/dining with access to private courtyard
- Functional kitchen and bathroom with appliances and whitegoods
- Built in robes to both bedrooms
- Located on the first floor facing north, away from the buzz of Hindley Street
- Elevator facilities via front foyer or carpark
- Swipe card access
- Walking distance to world-class amenities

### Investment highlights:

- Property to be sold with all furniture
- Apartment is in agreement with Accor Hotel Group until 2031
- Total net revenue from serviced apartment \$23,370.08 (approximately) year ending 30 June 2023
- Current rental yield of 7% per annum (approximately)
- Revenue fluctuates depending on occupancy rates of the building

\*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 inquiries and obtain their own legal advice.