

**86/255 Hindley Street, Adelaide, SA, 5000**



**Apartment For Sale**

Friday, 30 August 2024

86/255 Hindley Street, Adelaide, SA, 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## High Yielding Investment In The West End

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 tenanted on a periodic tenancy for \$450 per week, this one-bedroom apartment boasts contemporary & 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 the 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!

- Currently tenanted on a periodic tenancy for \$450 per week
- Offers a highly desired 8.66% gross rental yield p/a (approx)
- Able to be occupied by the owner, or privately managed tenants
- One good-sized master bedroom with built-in robes
- Open-plan living, and dining space with an outdoor patio
- Combined modern bathroom and laundry with shower over bath
- Light-filled and low-maintenance investment property
- Walking distance to all amenities; prime location in the heart of the CBD
- Adjacent to the UniSA West Campus

### Other Information:

Title: Strata Title

Council: City of Adelaide

Zoning: City Main Street

Build: c1991

Internal: 35sqm

Council rates: \$1,133.70 per annum

SA Water: \$165.55 per quarter

Emergency Services Levy: \$74.75 per annum

Strata Manager: Strata Data

Strata Rates: \$1,471.22 per quarter

Rental Assessment: \$450 per week

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.