

# UNIT 301/160 RUNDLE MALL, Adelaide, SA 5000



## Sold Unit

Saturday, 23 September 2023

UNIT 301/160 RUNDLE MALL, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 28 m2**

**Type: Unit**



Andrew Blachut  
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## Contact agent

\*\*\*Available to View by appointment\*\*\*The essence of city living combined with the day-to-day convenience and lifestyle of one of the most liveable cities in the world:Ideally suited as a full or part time residence, second home, city retreat, or even a fully managed and furnished turn-key investment - this value-packed property offers many opportunitiesSafe walking distance to several universities, the royal botanic gardens, museums, galleries, minutes away from award winning restaurants, brilliant eateries and tapas bars, along with the national wine centre.Prime location on the corner of both Rundle mall and Rundle street, offering several well maintained gardens within a minute walking distance means you can enjoy the fruits of council labour, this uniquely situated property is positioned in a blue-chip location offering all of the amenities and services of much more highly priced exclusive residencies.Stunning natural light and cross ventilation from 8 large windows, you have views of café strip of Rundle street, the shopping hub of Rundle mall, Adelaide university, Hindmarsh square, and the Adelaide hills.This rare third floor, south-east facing corner apartment, with terrazzo staircase and two lifts within metres of the discrete and secure entry provides cosy and convenient sanctuary from the outside world.Tired of commuting? Watch the sunrise from bed, then a 5 minute walk to work with the choice of dozens of cafes along the wayDownsizing or simply prefer the quieter life? A premium supermarket is within 50 metres of the front door, along with dozens of cafes and eateries, and Coles and Woolworths both within a 200 metre stroll - You don't even need to cross a road! There is even access to a rooftop entertaining area, as well as large lounge and kitchen with outdoor BBQ area.Prefer to travel? Simply lock the front door, catch an Uber or J1 Bus 15 minutes to the airport, travel the world for weeks, months or years, without a worry in the world, you have a safe and affordable place to return to. The friendly on-site reception team will even look after your mail!Whether you are a jet setter or investor, you can hand the keys over to the on-site manager, and travel Australia or the world, while you receive monthly income from your investment, even when it's empty (\*minimum rental pool periods apply) The annual financials from the on-site team can be forwarded directly to your accountant to make your investing a breeze.Flexibility combined with predictable running costs and studiously quiet neighbours, ensure you have a sanctuary and peace of mind in the heart of a consistently highly voted world-class liveable city.This heart-of-the-city residence provides safe, affordable and flexible options, no matter which lifestyle you wish to enjoy. And that's how living should be! Key features:- Level 3 unit with corner views of Rundle Mall- 1 Bedroom with built-in wardrobe- Air-conditioning split system installed - Kitchen with electric cooktop- Neat and tidy bathroom- Ceiling fan in living room- Communal areas for residents include large spacious kitchen, open lounge, open rooftop BBQ area, and separate and enclosed laundry areas for residentsAdditional information:- Title: Strata title- Internal size: 28 sqm (approx.)- Council: Adelaide City Council- Council rates: \$848.85 per annum approx.- Water supply charge: \$74.2/Quarter, Sewerage: \$79.5/Quarter- ESL: \$66.5 per annum approx.- Strata Corp - Australian Property Management Pty LtdEconomics- Net rental income approx \$600/Month - 100% building occupancy - Current rental yield is 5.5-6%- Strong rental yield growth @ consistent 10%pa- Includes all on-site management and leasing costs- Strata/body corporate fees approx \$750/Month, sinking fund \$220/Month until end 2024Inspections available by appointment - please contact agent