



City Living - Perfect for an investor or first time buyer



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408/102-105 North Terrace, Adelaide

Sold for \$300,000 (Oct 25, 2024)

Located on the fourth floor of this residential apartment hotel in the heart of the CBD 408/102-105 North Terrace is the perfect opportunity to climb onto the property ladder or for an investor looking to grow their portfolio.

Currently leased to the Oaks Hotel group, this fourth floor apartment could also be taken back for private use, leased on a long term tenancy or used as an Airbnb due to it's prime location. With an open plan reception room and kitchen featuring a smart white kitchen with stainless steel oven and induction cook top, around a stone benchtop – you'll be able to prepare all the meals you need after a hard day at work. Accessed via the reception room sliding doors lead out onto your own balcony.

When it's time to retire for the night, the double bedroom gives you ample space for all your modern needs and a double mirrored wardrobe to house your wares. Located between the reception room and the bedroom you'll find a modern white bathroom with bath and shower facility over the bath with glass shower screen.

Ducted heating and cooling feature throughout the property to keep you just the right temperature whatever time of year.

With the building featuring a staffed reception during business hours, security will be high on

Property ID: L26208417

Property Type: Apartment

Building / Floor Area: 56

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the options list for any buyers. In addition to keep you fit and healthy, property owners or tenants get access to the Gym, Swimming pool and sauna facility located on the second floor of the building.

When it's time to leave your new apartment the tram passes out the front of your building, taking you towards the Entertainment Centre in one direction and either Botanic Gardens or Glenelg via the city in the other direction. Adelaide Train station, Adelaide University and the Royal Adelaide Hospital are only moments away by foot or tram too. When it's time to relax then the abundance of shops bars and restaurants that Adelaide has to offer are only minutes away, as is the Adelaide Oval for your Cricket or AFL passion to shine through.

Don't miss out on the opportunity to own this fantastic property in a prime location.

Strata, Council Rates and Water Fees apply.

- Admin Fund Contribution \$731PQ
- Sinking Fund Contribution \$172 PQ
- Airconditioning Refurbishment Contribution \$936PQ (until Jan 2025) Full details within Form 1

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor.