

322/33 Warwick Street, Walkerville, SA 5081



Apartment For Sale

Tuesday, 7 January 2025

322/33 Warwick Street, Walkerville, SA 5081

Bedrooms: 1

Bathrooms: 1

Area: 43 m2

Type: Apartment



Liam McDevitt

\$369,000 to \$389,000

Team McDevitt and Ray White Walkerville are delighted to introduce this fantastic apartment to the market. Situated in the esteemed suburb of Walkerville, The Watson apartment complex exudes contemporary charm and offers an array of unexpected benefits. For individuals seeking the epitome of cosmopolitan living, this apartment presents an outstanding prospect, whether you're an investor aiming to enhance your property portfolio or a first-time homebuyer embarking on your real estate journey.*Tenanted at \$510 per week until 04/06/2025*The apartment provides views over the hills and the 'viewing deck' via it's balcony + with access to the on-site gym and the swimming pool! The Watson is located within Adelaide's premiere retail precinct, is easily accessed by public transport, and is just a short drive from the CBD with parks, boutique shops, cafes, restaurants, and local shopping all just a short stroll away. Only 6km from the CBD, North Adelaide, Adelaide Oval, and the Festival Theatre.If you're looking to place the property into The Hotel Letting Pool, the approximate average Gross Return for 1 Bedroom Balcony Apartments for the 23/24 Financial Year was \$55,000*. This gross return is subject to the costs & expenses via Accor via the Hotel Leasing Pool. This takes the return via The Hotel Letting Pool to approximately \$30,000.Features include:Split system air-conditioningSwimming PoolGymBBQ areasZoned to Walkerville Primary, Adelaide, and Adelaide Botanic high schoolsMore useful information:Council | WalkervilleCouncil Rates | \$1,000pa approxCommunity Corp Fees | \$949.00pq approxStrata Manager | WhittlesWater Rates | \$146.65pq approx.Rental Estimate | \$550 per weekFor more information, inspection times, or to make an offer, don't hesitate to get in touch with our agents!Liam McDevitt 0430 501 122Jessica Earle 0479 113 389Sarah Priasca | 0412 406 031RLA 305894