

522/304 Waymouth Street, Adelaide, SA, 5000

Apartment For Sale

Saturday, 23 November 2024

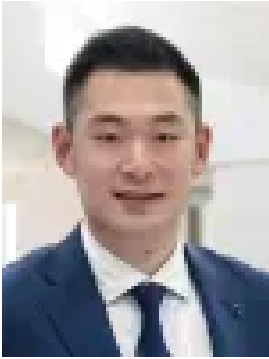


522/304 Waymouth Street, Adelaide, SA, 5000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



William Fan Fan
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Modern Comfort and Prime Investment in the Heart of Adelaide CBD

To investors:

Current net monthly income from the UniLodge Investor Pool is \$1,179.16 approx.

To owner occupiers:

The apartment is currently tenanted until 30/06/2025. To move in after the tenancy ends, a minimum of 3 months' notice is required.

Discover the perfect blend of convenience and investment potential with this fully furnished studio apartment in the sought-after UniLodge on Waymouth. Located in Adelaide's vibrant West End, this studio apartment offers an exceptional opportunity for quality student accommodation or effortless city living.

The open plan space easily accommodates the bed, sofa, kitchenette and dining table while featuring a handy built-in study desk with shelving. The balcony invites a fresh-air alternative to split system heating and cooling.

UniLodge professionally manages the complex 24/7, ensuring peace of mind for both residents and investors. With its central location on Waymouth Street, this apartment offers unparalleled convenience, placing amenities, public transport and key facilities right at your doorstep.

The UniLodge Complex features:

- Secure building with lift
- 24-hour smart card building access
- Common lounge area
- Game room
- Communal kitchen
- Bike storage
- Student study lounge
- Library area
- Gymnasium
- Outdoor BBQ area

A short stroll brings you to the University of South Australia, Adelaide University, Adelaide TAFE, the Royal Adelaide Hospital and the City East Campus. Enjoy the bustling Adelaide Central Market, vibrant dining in Chinatown and a host of other conveniences at your doorstep. Nestled in Adelaide's educational, medical and commercial hub, this studio apartment offers the ultimate in secure, low-maintenance city living while delivering consistent investment returns.

Specifications:

CT / 6126/14

Council / City of Adelaide

Zoning / Capital City

Council Rates / \$984 p.a approx.

Strata Fees / \$550 p.q approx.

ESL / \$64 p.a approx.

Built / 2009

*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.