

**709/102-105 North Terrace, Adelaide, SA 5000**



**Unit For Sale**

Monday, 6 January 2025

709/102-105 North Terrace, Adelaide, SA 5000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 56 m2**

**Type: Unit**



Steve Krause  
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Josh Morrison  
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**\$335k - \$350k**

Perfectly positioned on vibrant North Terrace, this one-bedroom apartment offers an exciting city lifestyle or a prime investment opportunity to add to your portfolio. Within walking distance to the River Torrens, Adelaide Oval, Casino, Festival Theatre, Convention Centre and the many Bars and Restaurants that makeup city life. There is just so much on offer in this sort after city location! You will also find the expansive Medical Precinct consisting of the Royal Adelaide Hospital (RAH), South Australian Health and Medical Research Institute (SAHMRI), South Australian Health and Biomedical Precinct (SAHBP), Uni SA Health Innovation Building (HIB) and the Adelaide Health and Medical Sciences Building (AHMS). Rent this out to the many keen to secure accommodation in this precinct or move in yourself and enjoy a city low maintenance lifestyle. Reap the benefits of an excellent set and forget rental return or enjoy the city vibe as an owner occupier. This deluxe apartment comes well equipped with a fully contained kitchen and light filled open living and dining which flows through to the full width balcony with views over the sparkling city lights and summer sunsets towards the ocean. The bedroom is an excellent size with built in robes and direct access to the two-way bathroom complete with a spa bath, modern finishes and a European Style laundry. Further features include ducted reverse cycle air conditioning and excellent security with 24-hour reception and a swipe card system to allow access to all parts of the building. Guests and owner occupiers are also welcome to the use of the facilities with an indoor heated lap pool, spa, sauna and gym. This is an exciting opportunity to enjoy apartment living in a chic city location that has so much to offer! Specifications: Council / Adelaide City Council Built / 2003 Council Rates / \$347.00pq (approx.) Community Rates / Admin \$851.00pq (approx.) Sinking \$180pq (approx.) Community Manager / Whittles SA Water / \$165.55pq Estimated rental assessment: \$480 - \$500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Sturt Street Community School, Gilles Street P.S, Torrensville P.S, Adelaide H.S, Adelaide Botanic H.S Contact Steve for private inspection details - 0410 507 138. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified RLA 310071