

**SOLD**

**LOW PRICE! GREAT LOCATION! HIGH YIELD 7.6%!**

Low Price! Great Location! High Yield 7.6%!

Essential Features are:

- Conveniently located ground floor end unit with easy access to car park
- Modern open plan living with floor boards throughout
- Modern kitchen with stainless steel electric stove/cook top & microwave
- Queen size Bedroom and Spacious bathroom with washing machine
- On-trend, modern furniture and decor throughout with Split System Heating and Cooling
- Storage Room for Bikes and Dedicated Off Street Car Parking

It's all about lifestyle living here - A short walk to:

- Iconic British Hotel it is your neighbor & Old Lion Hotel just around the corner
- Melbourne Street precinct just around the corner with cafes, restaurants, pubs & shops plenty
- Parklands, Botanical Gardens, O'Connell Street precinct
- CBD, Adelaide Uni, Children's Hospital, Adelaide Oval, Rundle Mall

Don't feel like walking catch Free City Bus Connector right outside the front of your building.

Investors note: This unit represents a terrific investment opportunity with a long history of private rental income of \$320 - \$355 per week! Go bigger – perfect AirBNB as furnished ready to go!

Title Reference: Volume 5006 Folio 768

Strata Plan: No. 11093

Zoning: Finnis Policy Area 12

Council: Corporation of the City of Adelaide

Council Rate: \$1263 per Annum

Water: \$142.10 per Quarter

Strata Fee: \$503.05 includes Sinking Fund

Please call Jack on 0433245523 to arrange/confirm inspection(s) as it is subject to change without prior notice.

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information

**1 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$239,000**

**OPEN FOR INSPECTION:**  
**N/A**



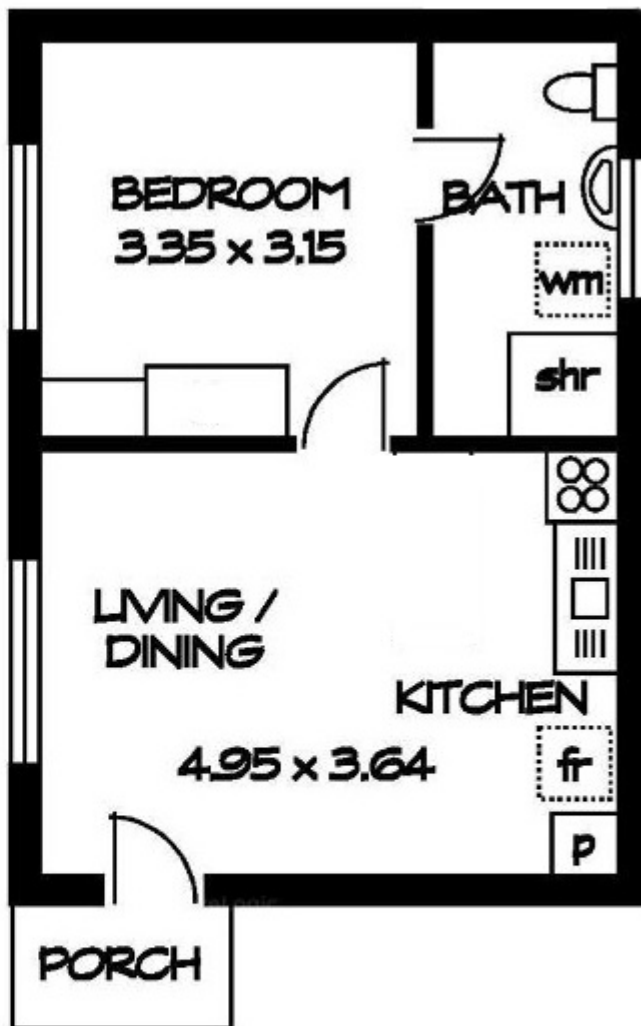
**Jun Chi**

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LIVING AREA:	40 m <sup>2</sup>
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.