



## 610/104 North Terrace Adelaide SA

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Prime Investment and Live in Opportunity.

Move straight in and enjoy all the advantages of no maintenance living in this fantastic location or reap the rewards of the viable rental returns on offer through a choice of reputable management companies. Currently leased to the Oaks Hotels and Resorts for a guaranteed rental return of \$484.00 per week (\$2,097.33 per month). That's a gross return of nearly 9% - Wow!

It gets even better! This apartment meets the requirements for Stamp Duty Exemption (Subject to Revenue SA Approval). For further information please go to the RevenueSA website - Stamp Duty on Transfer of Real Property (Land)\*\* That's a saving of more than \$10,000!

The location is fantastic, directly opposite the iconic

**Price** : \$ 280,000  
**Building Size** : 58 sqm  
**View** : <https://www.bruse.com.au/sale/sa/adelaide/adelaide/residential/apartment/7830743>



**Toby Shipway**  
**8413 8181**



58m<sup>2</sup>

**TOTAL**



52m<sup>2</sup>

Living



6m<sup>2</sup>

Balcony



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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