

**509/185 Morphett St, Adelaide, SA 5000**

**Sold - 2/11/2023**

Apartment 1  1 



**Sold by Albee Liang**

Located at "185 The Gallery", this modern apartment is conveniently located on Morphett Street, adjacent to Light Square and is within minutes to the Central Market, just moments from Rundle Mall, Royal Adelaide Hospital and Adelaide's universities.

**Open for Inspection**  
By Appointment.

Contemporary, roomy, and secure, this apartment on the fifth floor presents an affordable chance to achieve a substantial investment return or create a comfortable residence for yourself. Landlords, seize this investment opportunity now! The property is presently leased to Oaks Hotels & Resorts, offering an excellent rental return of approximately \$1458 per month to you. This exciting chance will appeal to a broad spectrum of buyers. You have the option to move in and relish the living experience, rent it out through the hotel, or manage the unit yourself to yield fantastic rental returns on your investment.

This well-designed arrangement provides ample open-plan living space, featuring a generously sized bedroom with a built-in wardrobe, a European-style laundry, and a bathroom equipped with a shower and a spacious vanity. Additionally, there is a covered balcony to enjoy. The presence of bi-fold windows offers the flexibility to enclose the area or open them up to invite refreshing breezes into the room.

This location presents an excellent chance to enjoy proximity to top-notch dining establishments, cafes, and shopping options. Moreover, the Central Markets are just a short walk away. Adelaide's universities are conveniently nearby, and public transportation is easily accessible. Alternatively, you can take a leisurely walk to experience the fantastic shopping available at Rundle Mall.

- Features we love...
- Fully furnished if it's leased to Oaks Hotels & Resorts
  - One of the most spacious one-bedroom apartments in the building
  - Access to pool, spa, steam room and sauna
  - Spacious open plan living
  - The covered balcony with city views
  - Good size bedroom with built in robe and built-in desk
  - Split R/C air conditioning
  - Kitchen equipped with a gas cooktop, a ducted range hood, an oven, and a dishwasher
  - Allocated secure storage cage

**Listed By**  
Rino Pancione  
Phone: (08) 8362 8008  
Mobile: 0417 822 987

Justin Li  
Phone: (08) 8362 8008  
Mobile: 0422 221 162

