

DETAILS OF THE INCLUSIONS FOR Palais Apartments – 308/281 – 286 North Terrace, Adelaide SA 5000

Address: Palais Apartments – 308/281 – 286 North Terrace, Adelaide SA 5000

Also known as 9 Paxtons Walk, Adelaide SA 5000

Age of the apartment: 11 years

Certificate of Occupancy March 2007

Bought from the builder (property settlement date) 15 January 2010

Size of the Unit: 2 bedroom Unit 66 sq mts

Bedroom 1: 3.5m x 3.3m

Bedroom 2: 3.7m x 2.7m

Living and Dining: 5.6m x 3.4m

Internal space for Laundry

Kitchen and bathroom area: 5.6m x apprx 3.0m

1 bathroom, 1 toilet with additional vanity area

No private balcony to the apartment

CAR SPACE: UNDERGROUND WITH SEPARATE ACCESS PASS

LIFTS : ACCESSIBLE ONLY WITH SECURITY PASS

STRATA (WHITTLES BODY CORPORATE)

The most recent bill of June 2018 for the period from May2018 – Aug 2018

Is \$678/- with additional \$201/- towards sinking fund (Total amount \$879/- including GST)

COUNCIL RATES (SOUTH AUSTRALIA) 1447/- PER ANUM

RENTAL INCOME FOR THE APARTMENT: \$420/- PER WEEK

RENTAL INCOME FOR THE CARSPACE : \$55/- PER WEEK

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INCLUSIONS IN THE APARTMENT

Fully furnished apartment : Please refer to the attachment for details

DUCTED AC IN THE LOUNGE ROOM is adequate for heating / cooling the entire apartment.

SECURITY LEVELS:

5 TIER SECURITY: Security Pass Swipe at the following areas:

- 1 – Security Pass swipe At the main entrance to the building (Phone and security key pin for use by authorised visitors)
- 2- At the Lifts – each access pass will permit the lift to halt only at your apartment level.
- 3 – Double Latch Locks x 2 to the Front Door
- 4 – car park entry – separate security access card to avail of the underground car park
- 5 – Security closed circuit TV camera view in the apartment to screen visitors

CLEANING

of common areas, corridors, lifts and general cleaning outside of the apartment area is maintained by the Strata. The Building is very well maintained.

BINS: Bin Chute Area on each floor

ADVANTAGES

In comparison with Sydney: The Palais Apartments may be equated to being located opposite the Queen Victoria Building, George St, Sydney

Palais Apartments is situated Opposite the University of Adelaide,

In the heart of Adelaide CBD

Within 3 minute walking distance to all of the following:

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The Dental Hospital, The University of Adelaide, Rundle Mall, Shopping, Departmental Stores, Supermarkets, Chemist, Medical Centres, Theatres, Eating Destinations, Bus Stops, BUDGET Car Rental, The venue of the Adelaide Hospital (now in the process of being transformed into an exciting new venture).

Bus Stops: Outside the main entrance of the building with buses departing to and arriving from various suburbs of Adelaide. Buses to and from the Adelaide Airport stop just outside the Apartment complex.

10 minute walking distance to the following:
Central Train Station, The famous Central Markets, The Convention Centre; The New Adelaide Hospital

The Palais Apartment Complex is a very safe living area for students / seniors / working couples / residents who wish for convenience combined with safety

Easy rental availability