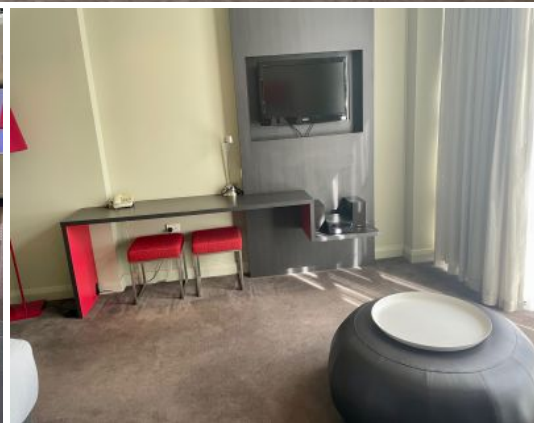


Adelaide

622/61 Hindmarsh Square



Prime investment opportunity. Mantra on Hindmarsh Square



With interest rates so low... Now is the perfect time to invest!

"Mantra on Hindmarsh" offers investors a blue chip opportunity to own a boutique apartment within this highly successful development.

This will be a set and forget investment, it is a fully serviced and furnished apartment offering short term accommodation for holidays, leisure and business travel central in the CBD.

Fully furnished and professionally managed apartment that offers investment confidence.

As an owner you can take advantage of up to 14 nights accommodation in your or a similar apartment at highly discounted rates.

These investment apartments have proven to be very popular with interstate investors.

Studio apartment set on level 6 totalling 38.5sqm approx.

Average returns over the last 3 year period around \$11,275 per annum

Recent returns have increased as per below:

March 22 \$1709

April 22 \$1823

*Figures are approximate and not to be relied upon.

Features of the complex include reverse cycle air conditioning, 24 hr reception, room service and concierge, gymnasium located on the 5th floor, in house cafe, restaurant & bar entertainment facilities.

Current outgoings are approximate and comprised of:

Council Rates | \$1,543.15 pa

Community Levy | \$1,992.00 pa

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All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. If you are seriously considering this property we strongly recommend that you advise the Agent so that you can be contacted if the Vendor decides to accept an offer prior to auction or offers by deadline.