




102/185 Morphett St, Adelaide, SA 5000

\$490,000 - \$520,000

Apartment 2  1  1 



WORK FROM YOUR CITY PAD or A DUAL INCOME INVESTMENT

Situated in the heart of the CBD this dual occupancy offering is ready for a new owner/investor. This type of accommodation is ideal for a small business owner who can have a modern office downstairs with street frontage and a trendy pad to live in upstairs. This is the true hub of the city – a short walk to the Adelaide Central Market, the redeveloped RAH, Adelaide Uni and UniSA campuses plus a plethora of retail, commercial and lifestyle experiences in near proximity.

Open for Inspection

By Appointment.

The property offers one bedroom upstairs, an ensuite style bathroom, a large open plan living and meals area that is overlooked by the well-appointed kitchen plus an all-weather balcony. There is also parking in the secure lockup garage downstairs. The office area fronts onto Morphett Street and is serviced by a toilet and bathroom.

Past rental on this property has been \$360 pw for the upstairs component & \$250 pw for the downstairs component.

For all enquiries please call Beverley Philpott 0414 880 001 or Benjamin Philpott 0410 551 207

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary council consents.

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice – RLA 46442.

Listed By



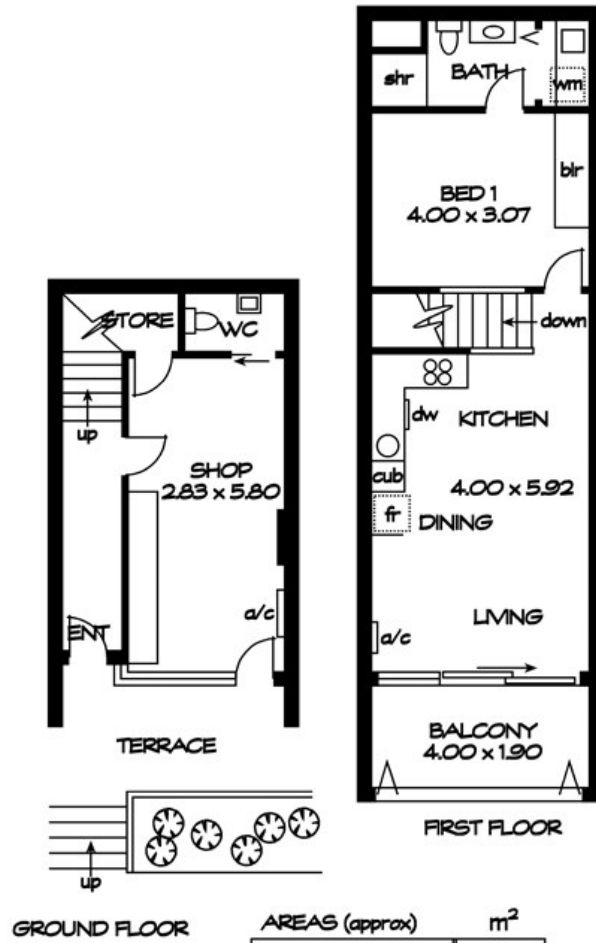
Benjamin Philpott
Phone: (08) 8343 5600
Mobile: 0410 551 207



David Philpott
Phone: (08) 8343 5610
Mobile: 0414 422 889



Floorplan



GROUND FLOOR

AREAS (approx)	m ²
GROUND FLOOR:	9
FIRST FLOOR:	56
BALCONY:	9
TOTAL	74