

# MAGAIN



## 414/247 Gouger Street ADELAIDE SA

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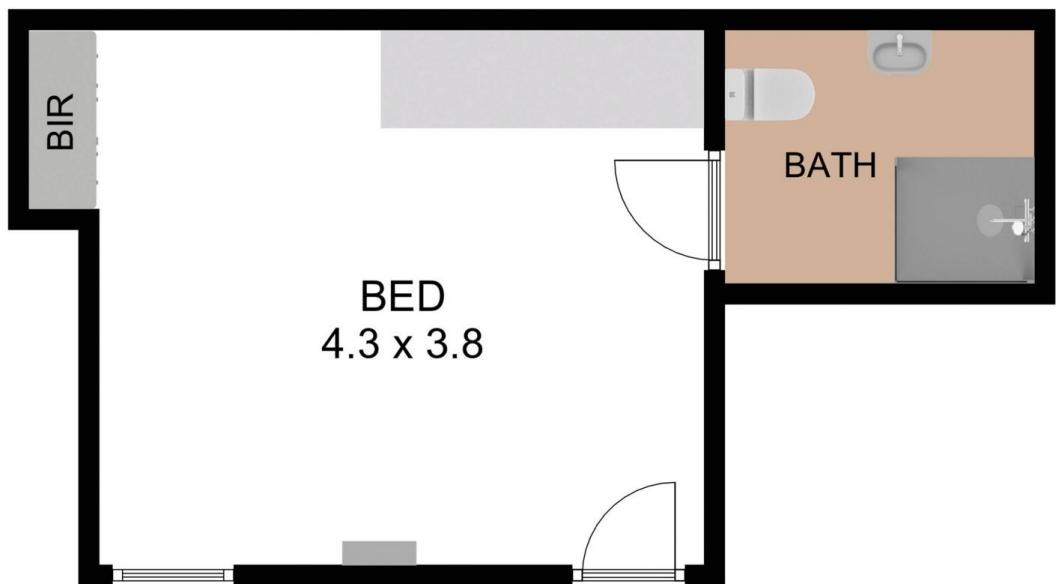
<b>Type</b>	: Studio
<b>Price</b>	: \$ 100,000
<b>Building Size</b>	: 25 sqm
<b>View</b>	: <a href="https://www.magain.com.au/property/414247-gouger-street-adelaide-sa/8423285">https://www.magain.com.au/property/414247-gouger-street-adelaide-sa/8423285</a>

Grab yourself this spacious 25sqm studio room located on the city fringe. Neatly presented, ground level studio, and one of the larger rooms within this building.

Definitely a must for investors who are cashed up or have a self-managed super fund. As an investor, you may be eligible for Stamp Duty exemption. You will need to seek your own financial advice for eligibility.

This studio is currently leased back through the Breakfree Directors Studios until the end of September 2021 with the option to extend the lease. If you choose not to extend, the studio will be a great rental for University students seeking affordable accommodation.

[For full version visit the website](#)



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414/247 GOUGER STREET, ADELAIDE, SA 5000  
TOTAL INTERNAL LIVING AREA : 21.30 M<sup>2</sup>

THE FLOOR PLAN IS FOR ILLUSTRATION PURPOSE ONLY. MEASUREMENTS ARE APPROXIMATE AND INTERNAL. NOT TO SCALE.



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