



Payneham



## INVESTORS PLATINUM PACKAGE – VALUE WAY BEYOND EXPECTATION

UNDER INSTRUCTIONS FROM VENDORS OFFERS CLOSE WEDNESDAY  
2ND FEBRUARY 2022 at 4.00PM

A sensational opportunity to buy 6 units on Torrens title 1264m2 allotment.

Situated in a quiet tree lined street just a stone throw from Marden Shopping Centre is a must for your investment portfolio, a safe friendly neighborhood surrounded by quality homes in the demand eastern suburbs precinct and

YES and only 6km to the Adelaide City Centre.

Benefits include Solid Brick construction, tiled roof, aluminium windows.

Let's step inside, 2 good sized bedrooms, BIR, formal lounge, reverse cycle air conditioner, neat electric kitchen/dine, separate laundry, neutral décor, carport, large lawn common area

Lets get down to the numbers.

Current gross rental income \$84,500 per annum (anticipated rent Review \$95,000 pa)

Unit 1 leased@\$300 pw til 20/01/2023

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Price

SOLD

Property Type

Residential

Property ID

1453

### Agent Details

Romeo Riccio – 0412 846 021

### Office Details

SALISBURY

42 Ann Street Salisbury SA 5108

Australia

08 8281 4999



Unit 2 leased@\$260 pw til 05/06/2022

Unit 3 leased@\$260 pw til 19/10/2022

Unit 4 leased@\$285 pw til 27/09/2022

Unit 5 leased@\$260 pw til 24/03/2022

Unit 6 leased@\$260 pw til 07/03/2022

Specifications

CT -5795/603

Council – Norwood/Payneham/St Peters

Zoning – GN General Neighborhood

Built - 1974

Land -1264m2 (no easements)

Frontage – 24.17m

Council Rate – \$1084.82 per annum per unit

SA Water – \$858.06 per annum plus consumption

ESL – TBC

Strictly by appointment only

For further enquiries call Romeo Riccio direct on 0412 846 021

LARCOR Real Estate, 42 Ann Street, Salisbury SA 5108

RLA154447

Disclaimer: All information provided (included but not limited to the properties land size, floor plan and floor size, building age and general property description) has obtained 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 inquiries and obtain their own legal advice.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.