

**1, 2 & 3/8 Liston Street, Parkside, SA 5063**



**House For Sale**

Tuesday, 11 June 2024

**1, 2 & 3/8 Liston Street, Parkside, SA 5063**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Spiro Papaemanouil  
0413470745

**\$990,000**

Auction | Friday 21st June at 12:30pm. (Unless sold prior) Introducing this unique opportunity, take advantage of a triple income investment, or renovate and restore this double fronted cottage back to its former glory (subject to necessary consents,) the choice is yours. Currently presented as 3 units (all on 1 title) each with their own kitchen, bathroom and bedroom, a communal laundry all on an impressive block of 573sqm, this one is sure to impress. Unit 1 – Central hallway entry with large lounge and master bedroom, open kitchen meals, walk through store room and bathroom, polished timber floors, split system air conditioning. Current rental \$600 per fortnight. Expiring 28/10/24 Unit 2 – Large Lounge, generous bedroom, large open plan kitchen/dining, bathroom, split system air conditioning and more. Current rental \$600 per fortnight. Expiring 3/3/25 Unit 3 - this light and inviting unit offers a peaceful lifestyle. Neutral decor throughout. Neat kitchen with gas stove. large lounge and master bedroom, open kitchen meals, walk through store room and bathroom, polished timber floors and split system air conditioning. Current rental \$600 per fortnight. Expiring 3/2/25 This unique opportunity is nestled in an area where convenience is of the utmost importance. With Parkside arguably being one of Adelaide's most popular city fringe suburbs, location will not disappoint. City access is a breeze with direct access to bus, nearby tram, or simply walk. A short stroll to ever popular Unley Road and King William Road serviced you with an array of cafes, restaurants, bars, shopping convinces doctors surgeries and so much more. Zoned to Glenunga International High School. A rare opportunity not to be missed! Council Rates | \$979.30 pa Unit 1 \$979.25 pa Unit 2 \$979.25 pa Unit 3 SA Water | \$329.23 pa Year Built | 1900 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. 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.