

1/24 Ponton Street, Salisbury, SA 5108



Unit For Sale

Tuesday, 13 February 2024

1/24 Ponton Street, Salisbury, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



David Philpott
0883435600



Beverley Philpott
0883435600

\$225,000 - \$245,000

Looking for an affordable investment property to start or add to your portfolio? Look no further! The current tenant has been in place since 2020 and has a lease through to February 2025 paying \$300 per week. There is no need for any downtime or letting fees, start earning an income from day one. On offer...- Two bedrooms – master with BIR and large window- Open plan living area with ceiling fan- Adjacent kitchen with gas cooking- Centrally located bathroom with laundry provisions - Brand new split system heating and cooling (installed Dec 2023)- Single carparkPublic transport is available on your doorstep which allows for a quick commute to the Salisbury Interchange located a short distance away. The TAFE SA campus is a short 1km walk and the Parabanks Shopping Centre, Hoyts Cinema, restaurants and cafes are also located nearby. Located within a large group with multiple buildings, this unit is perfectly positioned at the back in a single storey building with only one joining neighbour. Simple as it is, this unit provides a hassle-free opportunity for now, but a relatively small renovation provides room for capital growth. Specifications:CT // 5051/984Zoning // General Neighbourhood (GN)Built // 1974Council // City of Salisbury Council Rates // \$1,169.05 per annumSA Water // \$153.70 per quarter + 2.9% share of usageESL // \$76.90 per annumBody Corporate Manager // Strata DataBody Corp Fees // \$374.97 per quarterTenancy // Leased to February 2025 @ \$300pwDB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion.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. 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