

1-3/24 Percy Avenue, Mitchell Park, SA 5043

HARRIS

Unit For Sale

Wednesday, 24 April 2024

1-3/24 Percy Avenue, Mitchell Park, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$520k-\$540k

Best Offers by 10am Tuesday 14th May – Unless Sold Prior A rare and exciting opportunity for all discerning investors seeking not one, but three 3-bedroom townhouses to add to their property portfolio. Each comprising of a lower level all about open plan living and outdoor entertaining, and a second level dedicated to three-bedrooms and a bathroom – you'll have no trouble leasing out these vacant properties and banking on an excellent rental yield asap. Each property also boasts a private courtyard, designated carpark, reverse cycle air conditioning and fresh paintwork, whilst retro archways, raked ceilings and brick feature walls stylishly set them apart from the rest of the market. Positioned within the booming suburb of Mitchell Park, the always in-demand location enjoys central access between city and sea. Delivering the best of both location perks, the residences grant easy access to public transport, quality schooling, shopping amenities plus both indoor and outdoor recreation. An undeniably astute investment on Percy awaits... Unit 1: • Corner position • Remodelled bathroom • Updated plush carpets & floating floors Unit 2: • Established gardens • Roller shutters Unit 3: • Remodelled bathroom • Updated plush carpets & floating floors Specifications: CT / 5002/137, 5002/138, 5002/139 Council / Marion Zoning / GN Built / 1990 Council Rates / \$1,180.34pa Strata/Community Manager / Strata Data Recommended Levy Contributions – to be decided at the First Statutory General Meeting with the owners Strata/Community Rates / Unit 1 Admin \$610.60 + Sinking \$50.50 = \$661.10pq Unit 2 Admin \$598.51 + Sinking \$49.50 = \$648.01pq Unit 3 Admin \$604.55 + Sinking \$50.00 = \$654.55pq Emergency Services Levy / \$111.60pa SA Water / \$118.30pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Clovelly Park P.S, Ascot Park P.S, Marion P.S, Forbes P.S, Edwardstown P.S, Hamilton Secondary College, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409