

**1-6/68 Rose Street, Prospect, SA 5082**

**Boffo**

**Sold Block Of Units**

Thursday, 7 March 2024

1-6/68 Rose Street, Prospect, SA 5082

**Bedrooms: 10**

**Bathrooms: 6**

**Parkings: 6**

**Area: 813 m2**

**Type: Block Of Units**



Graeme Brown  
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Gavin Apacible  
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**\$2,340,000**

Embrace the opportunity to secure prime real estate in a highly sought-after suburb, set on a prestigious street. Introducing an exclusive investment offering – a block of 6 units, all consolidated under one title, resting on a spacious 813sqm allotment (approximately). Impeccably maintained and primed for immediate returns, the common area boasts meticulous upkeep and full irrigation, creating a serene haven for residents. With a roof just one year old and six nearly-new air-conditioners, both comfort and durability are guaranteed. Currently, all 6 units are leased on a periodic basis, providing instant income for astute investors. With established rental returns and the promise of future land value appreciation, this investment promises both stability and substantial growth potential. This turnkey investment offers significant earning potential as higher rents can easily be achieved. With minimal effort required, it presents an ideal opportunity for savvy investors. To explore the future earning capacity further, please contact Graeme Brown or Gavin Apacible for a copy of a comprehensive rental market assessment. Currently, the units are leased periodically as follows: Unit 1: \$330.00 per week Unit 2: \$250.00 per week Unit 3: \$255.00 per week Unit 4: \$300.00 per week Unit 5: \$280.00 per week Unit 6: \$300.00 per week Within easy walking distance to all of the shopping and entertainment options that Prospect Road offers plus eateries including Frankly Bagels and Bottega Bandito. Also, conveniently close to North Park Shopping Complex, Sefton Plaza and ample public transport options. Located close to a variety of quality schools such as Blackfriars Primary School, Prospect Primary and Nailsworth Primary and zoned for the Adelaide High School and the new Adelaide Botanic High School. All of this and only 4kms (approximately) to vibrant North Adelaide and 6kms (approximately) to the CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174