

# 101/3 Noblet, Findon, SA 5023

## Unit For Sale

Monday, 18 March 2024

101/3 Noblet, Findon, SA 5023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Unit**



Li Zhou

0431696059

## **\$270,000 to \$290,000**

Get the best of both worlds with this unit's impressive central location. Situated in the family-friendly suburb of Findon, this unit is 5km from Grange Beach and 6.5km from the Adelaide CBD. Public transport and Findon Shopping Centre are only a short walk away. Families will appreciate the numerous schooling options available in the area! Seaton, Flinders, and Kilkenny Primary Schools are nearby, and the property is zoned for Findon High School. Other education options include Our Lady of La Vang, Nazareth Catholic School, Allenby and Torrensville Primary Schools, all just a short bus ride away. Begin earning income immediately. The unit is currently leased until 27/05/2025 for \$320 per week, offering excellent rental yields. Whether you're entering the property market for the first time or seeking a great investment opportunity with a solid rental yield, this property is perfect for you! Specifications: CT 5089/609 City of Charles Sturt Property Built 1974 Council Rates \$1,218.05 pa Approx. Strata Rates \$430 pq ES Levy \$132.95 pa Approx. SA Water \$74.20 pq Approx. Sewerage \$79.50 pq Approx. 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 advice. Pictures are for illustration purposes only.