

107 Crittenden Road, Findon, SA 5023



Block Of Units For Sale

Friday, 14 June 2024

107 Crittenden Road, Findon, SA 5023

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 694 m2

Type: Block Of Units



George Kiritsis
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AUCTION FRIDAY 28TH JUNE AT 12:00PM (USP)

Sitting on an allotment of 694sqm approx. this group of units has a current return of \$70,720 per annum offering potential to increase the yield in the future. This neat solid brick small group has been renovated & updated a few years ago, minimising maintenance and maximising Income. Each unit comprises two bedrooms master with built-in robe, modern kitchen, lovely bathroom with semi-frameless shower screen, reverse cycle air conditioning, timber look floor tiles throughout, laundry and undercover carport. An in demand rental offering in a great location with schools and conveniences close by. Current leases in place :Unit 1: \$300.00 per week PeriodicUnit 2: \$365.00 per week to 23/6/24 \$375.00 per week from 24/6/24 to 23/6/25Unit 3: \$405.00 per week fixed to 22/5/25 Unit 4: \$290.00 per week fixed to 14/1/25Current Total Income \$1,360.00 per weekCT 5611/676Council - City of Charles SturtZoned General NeighbourhoodYear Built - 1968Land Size - 15.24 x 43.59 Council Rates - \$3,501.45 per annum (4 units combined).SA Water Rates - Supply \$74.20 - Sewer \$79.50 per quarter, plus usage (paid by tenants) Emergency Services Levy - \$218.85 per annum (4 units combined).To be Auctioned Friday 28th June at 12:00pm