

13 & 15 Kelsey Road, Salisbury North, SA 5108

Duplex/Semi-detached For Sale

Thursday, 12 October 2023

13 & 15 Kelsey Road, Salisbury North, SA 5108

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 188 m2

Type:

Duplex/Semi-detached



Peter King

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Expressions Of Interest 12pm 20/11/23 (USP)

Peter King and Harcourts Playford Real Estate are excited to present this fantastic opportunity at 13 & 15 Kelsey Road, Salisbury North. 13 and 15 Kelsey Rd, Salisbury North is being offered as a whole package. Built in 1962, set on a large corner block with a total of 1404 sqm (Approx.) and (no easements) the possibilities are endless. This is a great opportunity to add to your investment portfolio NOW with a strong rental return with the added potential for future development (STCC) Features include:

- 2 semi-detached tenanted properties on separate titles
- Combined corner allotment of approximately 1404sqm
- Current combined rental \$670.00 per week
- 13 Kelsey Rd - 765sqm, 3 bedrooms, lounge, kitchen/meals with ample bench and cupboard space, neat and tidy bathroom, air conditioning, 4 year old hot water service, NBN, side access.
- 15 Kelsey Rd - 638sqm, 3 bedroom, lounge, kitchen/meals with ample cupboard & bench space, neat and tidy bathroom, air conditioning, 6 year old hot water service, side access.

Rental Leases currently in place: No. 13: periodic lease at \$320.00 per week No. 15: Currently leased until 25th July 2024 at \$350.00 per week Investors take note. This is an ideal opportunity to secure a solid investment consisting of two semi-detached properties on separate titles. Well positioned and in close proximity to local schools, shops, public transport, sporting clubs, golf course and all major retailers at the Parabanks shopping centre and only 28 km to the Adelaide CBD. These properties offer value buying in one of of Adelaide's most popular northern suburbs Expressions of Interest by 12pm Monday 20th November 2023 (Unless sold prior)