

144 Main South Road, Hackham, SA 5163



Unit For Sale

Friday, 26 January 2024

144 Main South Road, Hackham, SA 5163

Bedrooms: 1

Bathrooms: 1

Type: Unit



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3 Units from \$169,500 ea

Attention first-time investors, savvy landlords, and retirees – this opportunity is tailor-made for you! Discover a meticulously presented, low-maintenance gem radiating warmth and exciting potential in the realm of over 55 living, whether you seek a new home or a lucrative investment. Nestled within a meticulously maintained 3-acre complex, each boasting its own Community Title, these charming single-story units are designed for those aged 55 and above. They are situated less than 10 minutes from the beach and a stone's throw away from quality healthcare, public transport, supermarket, doctors surgery, pharmacy, cafés, restaurants, and entertainment.

Unit 42 - This unit, among the larger ones in the group, distinguishes itself with the added feature of disabled access, greatly enhancing its rental potential. Its more expansive layout sets it apart from the smaller units. It is currently under a fixed-term lease at \$540pf, and this arrangement extends until August 2023. Following this, there is potential to offer a renewal at up to \$650 pf to align with others in the complex.

Units 71 & 72 - Step into an enchanting space with inviting spaciousness and stylish decor upon arrival. Recently painted with freshly laid carpeting, these mirror-image units are move-in ready. Offering an interconnecting room, perfect for those who want to live with someone while maintaining their own space. The rooms are divided by a solid door, providing the option to keep it locked and secure, ensuring added privacy for two separate tenancies. The cozy living and meals zone, adjacent to the galley-style kitchenette, is well-appointed with ample cupboard storage, generous shelving, and a tiled splashback. The sizable double bedroom features a large built-in robe and private access to a rear (Unit 72 shaded & enclosed) courtyard – an ideal spot for a relaxing afternoon cuppa. The unit also boasts a cleverly designed dual-purpose bathroom & laundry, complemented by reverse cycle air conditioning, vertical blinds, and security screen doors for peace of mind. Constructed in 2010 and managed by Eureka Care, the Onkaparinga Village offers a welcoming community atmosphere with charming gardens, scenic walkways, onsite entertainment & activities, and an onsite manager ready to assist with your every need. And here's the exciting part – there's not just one unit on offer, but three! Perfect for those seeking an easy-care home or a rewarding investment, these properties currently yield an approximate 9% gross return (Units 71 & 72 have the potential rent of approximately \$580-\$600 per fortnight) with a waitlist of eager tenants. Plus, you have the freedom to choose your own property manager. Additionally, Unit 42 is currently in a fixed-term lease at \$540 per fortnight until August 2024, notably, this unit also has the potential to achieve a 9% return. Don't let this fantastic opportunity slip away!

ASKING PRICE: Unit 42 - \$179,500 property tour <https://youtu.be/WVsk4sTR3Ps> Unit 71 - \$169,500 property tour <https://youtu.be/1LlnGpZoDO> Unit 72 - \$169,500 property tour https://youtu.be/xV_8AQRlcqQ

Key Features:- Over 55's living (anyone can buy)- Outstanding, low-maintenance entry-level investment or easy-care home in a superbly convenient location- Individual Community Title- Recently upgraded with newly laid carpets, fresh paint, and LED downlights- Spacious double bedroom with built-in robe and private courtyard access- Charming private courtyard with sunshade- Well-appointed galley-style kitchenette with ample storage- Reverse cycle air conditioner wall unit in the bedroom- Vertical blinds in the bedroom and living zone- Security screen doors for added peace of mind- Dual-purpose bathroom/laundry- Electric hot water system- A solid investment, each unit has the potential to achieve a 9% return. Prime Location:- Shopping Centre right next door (supermarket, cafés & amenities)- Adjacent to lush reserves: Stillwell Park Reserve & Forsyth Reserve, plus Hackham Tennis Club- Convenient public transport via Main South Road- Proximity to Thaxted Park Golf Club, Woodcroft (~6 minutes)- Vibrant Port Noarlunga township & jetty precinct (~8 minutes) with beachside restaurants, cafés & shopping- Noarlunga Hospital (~6 minutes)- McLaren Vale wine region (~14 minutes)- Flinders Medical Centre (~16 minutes)- Glenelg's popular Jetty Road precinct (~24 minutes)- Adelaide city centre (~30 minutes) Built in: 2010 Council: City of Onkaparinga Council ** FEES ARE A GUIDE ONLY ** Council Rates: \$963pa for each unit (approx) ESL: \$75pa for each unit (approx) SA Water: \$142pq for each unit (plus usage) (approx) Strata: Admin: \$490pq (approx) For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit.... those who hesitate, will miss out! You will need to register to view this property. Please click on the Book Inspection or Email Agent and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations.