

**17/515A Main North Road, Elizabeth, SA 5112**



**Sold Unit**

Friday, 1 September 2023

17/515A Main North Road, Elizabeth, SA 5112

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**

**\$247,000**

Walking distance to all you could ever need this unit is ideally situated merely minutes away from everything this hugely popular regional commercial precinct has to offer. With paths unfurling from the front door to everyday conveniences, government services and the areas best entertainment this location is perfect for those on a budget and anyone seeking to reduce their carbon footprint. Securely let to an excellent long standing house proud tenant this conveniently located residence delivers a low cost lifestyle without too much of a compromise. Low maintenance and easy care, this unit is situated on the 3rd floor and enjoys commanding views of the Elizabeth City Centre. The unit is part of a 2 x 3 storey building complex that is fully fenced with secure security gates with undercover parking provided for residents. This Circa 1960's group of units was thoroughly re-imagined some years ago and are now more vibrant, attractive and secure than ever before. Enjoying low vacancy rates this group boast relatively low strata fees so ensuring that more money is delivered in returns. A turn key investment with an excellent tenant that will serve you well for many years to come this unit is one for investors expanding their portfolio or first time investors looking for an affordable entry into the marketplace. **\*\*DISCLAIMER\*\*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. **\*\*PRICING\*\*** For the most part of the last 25 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1300 sales please feel free to call me directly anytime. CT: 5952/964 House Size: 68m<sup>2</sup> Year Built: 1960 Zone: Strategic Innovation Council: City of Playford RLA 232366