

**17/6 Loades Street, Salisbury, SA 5108**



**Sold Unit**

Tuesday, 15 August 2023

17/6 Loades Street, Salisbury, SA 5108

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 57 m2**

**Type: Unit**



Tyson Bennett  
0437161997



Mike Lao  
0882811234

**\$190,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://bit.ly/176loades>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Tyson Bennet, Mike Lao and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Tyson+Bennet,+Mike+Lao+and+Edge+Realty+RLA256385) are proud to present to the market a sensational opportunity to purchase ground level unit ideally located in the heart of Salisbury. This two bedroom unit perfect for singles, couples, those seeking an easy care lifestyle or an astute investor looking to grow their property portfolio.The property is currently tenanted with a fixed lease of \$220 per week in place until 01.09.2023 for instant returns. You also have the potential to increase your returns with the current rental market demand and the prized location ensures you'll never be short on tenants eager to call this property home.Positioned on the lower lever, you will be delighted by the low maintenance and the surprisingly spacious open plan living and kitchenette where you can sit back, relax and cook in the temperature controlled comfort of split system air conditioning.The entry opens into the light-filled lounge area with ample room for all your friends and family to gather together and the potential to make some updates to modernise this humble space.There are two good sized bedrooms, the main bedroom boasts plenty of space for a king bed while the second bedroom can be utilised as a study, guest bed or extra storage - the choice is yours. A centrally located combined bathroom and laundry complete this sweet home.Location is key for any investment and you will find this property 15 minutes walk from the Salisbury Interchange for bus and train, 10 minutes walk to the Parabanks Shopping Centre while reserves are even closer for an ideal living location.Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect!Year Built / 1974 (approx)Land Size / 60sqm (approx) Frontage / 8m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Salisbury Council Rates / \$1,167.42 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$74.50 pa (approx)Current Rental / Fixed lease of \$220 pw in place until 01.09.2023Estimated Rental / \$250-\$270pwTitle / Strata Title 5049/631Strata Rates / \$350 pq (approx)Easement(s) / NilEncumbrance(s) / NilInternal Living / 59.7sqm (approx)Total Building / 59.7sqm (approx)Construction / Solid BrickGas / ConnectedSewerage / MainsSelling InvestmentFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/wB7u4N>Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.