

**2/5-7 Simpson Street, Salisbury East, SA 5109**



**Sold Unit**

Monday, 15 April 2024

2/5-7 Simpson Street, Salisbury East, SA 5109

**Bedrooms: 2**

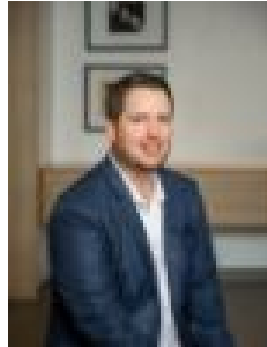
**Bathrooms: 1**

**Area: 52 m2**

**Type: Unit**



Dave Stockbridge  
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Steve Spurling  
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**\$290,000**

Securing an affordable entry into the world of property investment is becoming increasingly difficult for those seeking to start off or add to their portfolio. This unit presents as one such opportunity with reasonable strata fees, low maintenance yards and a long term tenant will to stay on for many years to come. Located adjacent acres of open space and sports fields and merely moments away from local schooling this unit enjoys close proximity to convenience shopping making for and is conveniently situated between Salisbury and Golden Grove with Tea Tree Plaza simply a matter of minutes away. This 2 bedroom unit is set in a well cared for group of 8 with ample parking provided from the street and lovely lawned common areas creating a sense of serenity. Upon entry a large lounge greets you which flows through the casual meals and to the kitchen. This unit has been updated in part although retains many of the original elements. The rear yard is private and low maintenance and suits a busy tenant and a landlord seeking a fuss free property. Already delivering excellent returns of \$225 per week with a very house proud tenant, this property is an ideal entry point for those seeking to get a foothold in this effervescent real estate market and benefit from the growth of this very connected northern suburb.

**\*\*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 26 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 1600 sales please feel free to call me directly anytime.

CT: 6093/277 House Size: 52m<sup>2</sup> Year Built: 1986 Zone: General Neighbourhood Council: City of Salisbury RLA 232366