

2 Botanic Grove, Campbelltown, SA 5074



Sold Block Of Units

Friday, 29 September 2023

2 Botanic Grove, Campbelltown, SA 5074

Bedrooms: 12

Bathrooms: 5

Parkings: 5

Area: 862 m2

Type: Block Of Units



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Contact agent

Greg Nicholls of LJ Hooker Adelaide Metro is proud to present a rare opportunity to secure FIVE immaculately presented units in highly sought-after Campbelltown. If you could place an asset in the best position in the suburb, this lucky group has to win the prize for pure lifestyle! You can walk across the road to the ARC Leisure Centre, stroll down to Linear Park, delight in the open space of Botanic Grove Reserve, swing down to Lochiel Park Golf Course, duck down to the excellent local cafes and a 10 min (approx.) walk to East Marden Primary School. There's even a new multi-million dollar Medical Centre across the road for efficiency. Transport is first-class, with the Adelaide CBD a quick 18 minute drive and the O-Bahn Busway at either Klemzig or Paradise Interchange are also close at hand. The ground floor offers three two bedroom units that have been freshly painted, newly installed flooring and nicely updated kitchens. There is also rear access to the common areas for convenience and each residence has a convenient separate laundry/storage area with sink. The second storey features two huge three bedroom units that are equally impressive, showcasing modern carpets, crisp white walls, LED lights, great sized laundry and sleek updated kitchens. Unit four benefits from ducted R/C air-conditioning for year-round comfort. Both residence also have a gorgeous open and leafy outlook across the balcony area, the perfect start to anyone's day. The well maintained common areas provide five dedicated carports and plenty of visitor parking. The landscaped areas could also be adapted to further increase the available spaces and minimise maintenance where required. Savvy investors will delight in:- Potential income of \$111,000 per annum (please request our rental appraisal)- Urban Corridor (Living) Zone - Fantastic land size of 862m² (approx.) with no easements- Beautifully renovated and individually titled- Ready to tenant or Airbnb, with a major shortage of quality units available- Impressive double brick build with modern open plan floorplans- Flexible accommodation, three bed or two bed options- Ready to be placed into a strata corp or self-managed- Outstanding, peaceful location in beautiful surrounds- Walking distance to all the local amenities you could wish for Don't miss out on this once in a lifetime opportunity in a premiere location. Built: 1977 - Double brick Council: \$1,137.80 2 Bed and \$1,139.70 per annum for 3 bed Water: \$74.20 per quarter (per unit) Sewer: \$79.50 per quarter (per unit) No easements** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 61345 RLA 282965 RLA 231015