

**215 Churchill Road, Prospect, SA 5082**



**Block Of Units For Sale**

Wednesday, 15 May 2024

215 Churchill Road, Prospect, SA 5082

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 739 m2**

**Type: Block Of Units**



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## EOI CLOSING TUESDAY 4TH JUNE AT 2:00PM (USP)

The Ray White Adelaide City Team proudly presents an exceptional investment opportunity on Churchill Road, Prospect. This unique offering includes three units, all situated on a single Title, providing a rare chance to acquire a multi-unit property. With all three units currently tenanted, this proposition promises immediate rental income, making it a highly lucrative investment. Don't miss this rare opportunity to secure a valuable asset in a sought-after location. This prime location is within easy walking distance to all the shopping and entertainment options available on Prospect Road, including popular spots like Bottega Bandito, Frankly Bagels, and various other restaurants, bars, and cafes. It's also conveniently close to North Park Shopping Complex, Sefton Plaza, Costco, Churchill Centre and plenty of public transport options. Furthermore, it's only 4km from vibrant North Adelaide and around 6km from the CBD (approx.). Accessed from the common driveway, the property is situated on the right side with a North-South orientation. Each unit features 2 bedrooms, 1 bathroom, a separate laundry, and an easy-to-maintain backyard. The common areas include the driveway, undercover carports, and a courtyard, offering convenience and functionality for all residents. Currently tenanted, this property guarantees a steady and reliable income stream from the very first day. This turnkey investment requires minimal effort while delivering maximum returns, making it an ideal opportunity for savvy investors seeking a hassle-free and profitable venture.

Investment Notes: Unit 1 - The lease ends on 4th of January 2025 - Currently rental \$400 p/w  
Unit 2 - The lease ends on 15th of September 2024 - Currently rental \$380 p/w  
Unit 3 - The lease ends on 17th of January 2025 - Currently rental \$400 p/w  
Total rental: \$1,180 p/w at the moment with great tenants

**MORE FEATURES INCLUDED:-** Three units with one title - Urban Corridor (Boulevard) Zoning with potential development opportunities (STPC) - All of three units with two generous size bedrooms, one functional bathroom - Spacious living areas with open plan kitchens - Separate laundries access to backyards - Decent size of sunny rear yards - Unit 1 with garden shed - Three under cover carports - Secure remote control electronic front gate

School zoning for Adelaide High School, Adelaide Botanic High School. Nearby schools include Prospect North Primary School, Enfield Primary School, Prospect Primary School, Brompton Primary School, Nailsworth Primary School, Woodville High School, Roma Mitchell Secondary College, Findon High School. All these features all help make this sought after block of units an ideal opportunity for developers, renovators, local business owners or as a fantastic investment opportunity. Don't miss out on this amazing opportunity in popular Prospect! The potential for subdivision or development is contingent upon obtaining all required council consents and approvals.

**PROPERTY DETAILS:** Council - City of Prospect  
Zone - Urban Corridor (Boulevard) - UC(Bo)  
Land - 739 sqm (approx.)  
House - 356 sqm (approx.)  
Built - 1972  
CT - 5348/97  
Council rate - \$1,095 p/q (approx.)  
Water - \$500 p/q (approx.)  
ESL - \$47 p/q (approx.)

Contact the Ray White Adelaide team for any further information at: Chris Xu - 0433 616 770  
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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 inquiries and obtain their own legal advice.