

27/28 Mostyn Crescent, Salisbury East, SA 5109



House For Sale

Friday, 17 May 2024

27/28 Mostyn Crescent, Salisbury East, SA 5109

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Ali Hussain

0477004253

Auction On-Site Saturday 1st June 2PM (USP)

TENANTED UNTIL 21/03/25 @ \$300 PER WEEKSecuring 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 home presents as one such opportunity with reasonable strata fees, low maintenance yards and a long term tenant happy to stay and extend their lease. This 2 bedroom home is well cared in a group of 30 with ample parking provided from the street. Upon entry a large lounge greets you which flows through the casual meals and to the kitchen. The rear yard is private and low maintenance. Already delivering excellent returns of \$300 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. Conveniently located at 27/28 Mostyn Crescent, in Salisbury East, this unit boasts a range of amenities nearby. Within walking distance, you will find a variety of shops, cafes, and restaurants, perfect for a quick bite to eat or shopping trip. For outdoor enthusiasts, there are several parks and recreational areas nearby, ideal for a leisurely walk or weekend picnic. Additionally, there are schools, medical facilities, and public transportation options in close proximity, providing easy access to everything you need. With its central location and abundance of amenities, 27/28 Mostyn Crescent is the perfect place to call home.**Current Rental | \$300 Per Week Council | City Of SalisburyYear Built | 1977CT | 6005 | 605Strata |Strata Data Management \$186.13 Per Quarter** *If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts.RLA 325043