

**3/2 Davenport Terrace, Seacliff Park, SA 5049**



**Unit For Sale**

Thursday, 15 February 2024

3/2 Davenport Terrace, Seacliff Park, SA 5049

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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**\$395,000 to \$430,000**

This was originally a 2 bedroom unit but has since been converted into 3 bedrooms that are rented under Rooming House Agreements to 3 separate tenants. The original lounge room was converted into a bedroom but can easily be changed back. The total rent is \$700 per week. Out of this the owner pays all gas, water, electricity, Internet plus cleaning in common areas once every 2 weeks. The result is a higher return investment than any single tenancy on a Residential Tenancy Agreement. We can provide a summary of average quarterly expenses and income. This will be available at Open Inspections or can be emailed upon request. All 3 tenants are currently on periodic leases which makes this sale still possible for a buyer who might want to move in to live. Tenants that have lived here have mostly been overseas students going to Flinders University. The property is ideally located next door to a supermarket and is less than 100 metres from the bus on Seacombe Road. There are an abundance of other facilities and shops nearby making this extremely convenient for anyone who might not have a car. There are enough items of bedroom & kitchen furniture plus kitchen facilities of every kind included in this sale such that you will not need anything else to keep this operating as a going concern. What we like about this property:

- 3 bedroom unit (changed from original 2 bedrooms)
- High yield investment
- Reverse cycle air conditioners to all bedrooms
- Sale includes TVs and furniture for all bedrooms & kitchen
- Renovated kitchen with gas cooking
- A refrigerator plus a range of cooking utensils of all descriptions included
- Single bathroom
- Second toilet
- Instant gas hot water system
- Private yard with storage shed
- Share laundry with washing machine included
- 2 car spaces
- No easements
- Strata Title allotment

See 'Open for Inspection Times' on this page or contact the agents to arrange another time