

30 James Street, Prospect, SA 5082



Sold Block Of Units

Friday, 1 September 2023

30 James Street, Prospect, SA 5082

Bedrooms: 7

Bathrooms: 3

Parkings: 3

Area: 540 m2

Type: Block Of Units



Benjamin Philpott
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Beverley Philpott
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\$1,102,000

What an opportunity – your future self will thank your past self if you secure this investment opportunity – built new and tightly held by current owners since 1974, proving that good investments only come up once in a lifetime. Excellent opportunity on James St, Prospect. This offering includes three units, all conveniently on the same Title, providing a rare chance to acquire a multi-unit property: What on offer is: Unit 1: ground floor, three bedrooms, one-bathroom, laundry, large living space – scope to do your own thing. Unit 2: ground floor two-bedroom unit – high ceilings, large open plan lounge/dine/kitchen, two good size bedrooms. Unit 3: upstairs unit – two bedrooms both of good size, good size lounge, kitchen. Exclusions are window unit AC in unit 1 & 2 – small tool shed adjacent to back area unit 1. James Street Prospect is a tree lined street located just off Regency Rd, easy access to CBD via bus or Train, access onto North South Corridor, selection of both Private and Public Schools. This property has held long term tenants (one tenant 40 plus years) and hence, current rents are not reflective of current market value/s. Unit 1 - Lease Periodical at \$240 per week. Unit 2 - Fixed to 23/10/23 at \$145 per week. Unit 3 - Lease Periodical at \$220 per week. Viewings: - we are limited due to the occupancy of the units so viewings will be limited to listed open times. Property to be Auctioned On-Site Saturday 16th of September 2023 at 1pm Council / City of Prospect Zoning / Housing Diversity Neighbourhood Built / 1974 approx. Land / 540m² approx. Council Rates / u1 \$1,304.45, u2 \$1,305.80, u3 \$1,305.80 pa SA Water / \$171.60pq + Usage ES Levy / \$167.90 DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott 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. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.