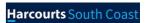# 35/11-17 Hindmarsh Road, McCracken, SA 5211

Sold House

Monday, 4 September 2023

35/11-17 Hindmarsh Road, McCracken, SA 5211

Bedrooms: 1   **Bathrooms: 1**   **Parkings: 1**   **Area: 48 m2**   **Type: House**

Contact agent

What a fantastic opportunity to purchase an affordable investment property located at the gateway to Victor Harbor. Here you are centrally located where you can stroll to all facilities including Wholers furniture store, Coles, Bunnings, service stations, and only 500m approx to the beautiful beach. Currently permanently rented by quality tenant, it doesn't get much easier when looking to build your property portfolio.Studio Number 35 is the pick of the bunch as it is a single level residence with courtyard, 1 car park and even has a sea view from the front porch. The property is being offered as a walk in walk out basis as it comes fully furnished (besides some of the tenants personal belongings). Floor plan comprising of ●⏹Easy care open living and bedroom with split system air conditioning ●⏹Quaint kitchenette with bar fridge, bench space and 2 burner cooktop●⏹Neat and tidy bathroom with shower and toilet ●⏹Currently tenanted until July 2024 at $245 per week ●⏹Community Laundry on-site ●⏹Secure gated accessCouncil rates $745.95 per annumStrata fees $350.65 per quarter (including $68.75 toward sinking fund)Water $146.65 per quarterThis residence would also make the ideal future lock up and leave holiday house, particularly for those dreaming of a seaside getaway without the hefty price tag. This is great entry level buying and will be sure to attract a great deal of attention from buyers. Get in quick, inspections by appointment only by phoning Carly Schilling on 0439 860 866.Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.