

36/11-15 Hollywood Boulevard, Salisbury Downs, SA



5108

Sold Unit

Wednesday, 6 September 2023

36/11-15 Hollywood Boulevard, Salisbury Downs, SA 5108

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Georgie Bressington
0413832688

\$155,000

NEW PRICE Please note: The images provided are for presentation purposes and depict a similar unit inside the complex. The actual unit available may have slight differences and includes the following unique features. A modern and airy one bedroom unit located within a well-maintained and secure retirement complex. This residence is conveniently situated just steps away from Hollywood Plaza shopping centre, medical facilities, and public transport. This property not only offers a secure and consistent rental income but also taps into the growing demand for retirement living. With an aging population, the demand for comfortable, well-located retirement units is on the rise, making this a smart choice for investors seeking long-term stability. The village boasts a strong community, excellent amenities and a prime location, ensuring a steady stream of potential tenants. The unit boasts a functional kitchenette, a large bathroom with laundry trough and room for a washing machine, and a combined lounge/dining room. Designed to be wheelchair and frame-friendly, the home also offers a private rear courtyard and a well-maintained lawn and garden area at the front. To live in this unit, you must be aged 55+. Inside, the unit features a built-in robe in the bedroom, plush carpet throughout, and r/c split system air-conditioning. The complex itself offers a delightful array of amenities including lovely gardens, a BBQ area, covered walkways between buildings, a library, resident's lounge, a community activity centre, and an option to have all meals provided daily. With an on-site manager available 24/7 and friendly staff always ready to assist, convenience is at your doorstep. Currently tenanted at \$245 per week, with long term lease until 11/01/27; it stands as an ideal addition to your self-managed super fund, or a perfect place to plan your future retirement living in a unique setting. Contact us today to learn more and to arrange a viewing of this distinctive retirement living opportunity. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. **OUWENS CASSERLY - MAKE IT HAPPEN™** RLA 275403