

36 and 38 Mofflin Road, Elizabeth Grove, SA 5112



Sold House

Monday, 23 October 2023

36 and 38 Mofflin Road, Elizabeth Grove, SA 5112

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 1135 m2

Type: House



Donna Staines
0456844103

\$670,000

Auction Location: Onsite Auction - Onsite, Saturday the 11th of November 2023 at 2:00pm Built in 1962 and set on an impressive parcel of land of approx. 1,135m², as well as Torrens titled, this allotment boasts a street frontage of approx. 26.93 metres. This a great opportunity to bolster your investment portfolio with a strong rental return and the long-term potential to bring down both dwellings to capitalize on this large allotment (STCC). Features include: * Torrens titled allotment approx. 1,135m² * Two semi-detached tenanted properties on the one title * 36 Mofflin - three bedrooms, open planned kitchen, meals and living * 38 Mofflin - three bedrooms, open planned kitchen, meals and living * Combined rental income of \$600 per week 36 Mofflin Road is currently tenanted on a fixed lease until 3rd May 2024 for \$300 per week. 38 Mofflin Road is currently tenanted on a periodic lease at \$300 per week. Astute investors take note, this is an ideal opportunity to secure a solid investment consisting of two semi-detached properties on the one title. Both are currently with tenants in place and well positioned, only a short distance from local schools, shops, public transport, sporting clubs, and all the major retailers at the Elizabeth Shopping centre. Register your interest today with Donna Staines to ensure you don't miss this giant opportunity! CT | 5911/926 Easement | 4.57 off rear fence line SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA) All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516