

**45 & 46/3 Bingham Street, Goolwa, SA 5214**



**House For Sale**

Monday, 20 May 2024

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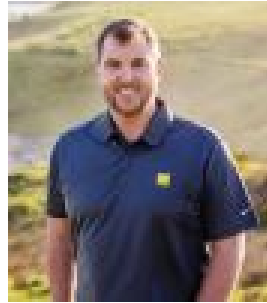
**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Nici Casey  
0885552626



Nathan Fry  
0885552626

**\$345,000**

Something a little bit different for the Investors to consider. The Caretaker's Apartment at the Coastal Living Village Life Centre (being Lots 45 & 46) is for sale offering the investment buyers an option for a secure tenancy and income with a 5 + 5 + 5 year lease and a current rental income of approximately \$17,420 p/a. The current Lease is in the 2nd year of the 1st 5 year agreement. The premises are only available to the employed Caretaker of the village who is currently employed by the SCV group to manage and run the centre, preparing meals, maintaining the yards etc. There is NO option for the buyer to live in the premises, it is strictly for occupancy by the appointed and employed Caretaker who is employed by the Centre. Lot 46 is the house which consist of large open plan living, dining and kitchen areas that open up to a small outdoor balcony. Split System Reverse Cycle Air Conditioning. 3 good sized bedrooms, main with BIR and Ensuite. 2nd & 3rd Bedrooms also both with BIR's. Family sized bathroom with bath, shower & vanity. Separate WC off laundry. Overall, it provides good comfortable living for the caretaker, however upgrades would be beneficial at some stage, perhaps between the caretakers, ie: new carpets, blinds and some internal painting to keep the premises in good order. Lot 45 is the downstairs office and storeroom. This is a very unique opportunity that has seen the current owners enjoying a steady income of rent, that is reviewed annually, with a minimal amount of fuss. • Complex built approx 2002 • Lot 45 Office - Title 6065 / 459 • Lot 46 Apartment - Title 6065 / 460 • Lease 5 + 5 + 5 (currently in the 2nd year of the 1st 5) • Annual Rent approx \$17,420 p/a • Apartment with 3 bedrooms, 2 bathrooms & open plan living • Only available for the Caretaker to reside under their employment agreement with SCV Group The Owner of the apartment is responsible for certain outgoings which include: • Water Supply only, approx. \$296 p/a • Council Rates, approx. \$1,705 p/a • Strata Fees, approx. \$2,320 p/a Perhaps ideal for those investors with a Self-Managed Super Fund, or just looking for an investment with a steady return. The apartment itself is available to view, STRICTLY by appointment through the Agent and is for genuine buyers only! Lease, By-laws, Title, Community Plan & Entitlements available upon request. Contact Nici today to arrange a time to view. Disclaimer - 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. Ray White Goolwa / Victor Harbor RLA 298107 will not accept any responsibility should any details prove to be incomplete or incorrect.