

**52/144 Main South Road, Hackham, SA 5163**



**Sold Unit**

Tuesday, 15 August 2023

52/144 Main South Road, Hackham, SA 5163

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 44 m2**

**Type: Unit**



Natalie Jones

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## Contact agent

Calling all first-time investors, savvy landlords, and Over 55's! This is the perfect opportunity for you. If you've been searching for a beautifully presented property that requires minimal upkeep and offers both a cozy home and a solid return on investment, you won't want to miss this. Nestled within a meticulously maintained 3-acre complex with its own Community Title, this charming single-story unit is located less than 10 minutes from the beach and just a stone's throw away from a range of top-notch healthcare facilities, public transportation, cafes, restaurants, and entertainment options. The moment you arrive, you'll be enchanted by its warm and inviting atmosphere. Step inside and you'll be delighted by the spaciousness and tasteful decor. Recently painted and featuring new carpeting, this unit is ready for you to move right in. The comfortable living and dining area seamlessly connects to the galley-style kitchenette, equipped with ample cupboard space, generous shelving, and a tiled splashback. The sizable double bedroom boasts a large built-in wardrobe and offers private access to a tranquil shaded courtyard through sliding glass doors, creating the perfect spot to enjoy a relaxing afternoon cup of tea. The unit also features a cleverly designed dual-purpose bathroom and laundry, along with reverse cycle air conditioning, vertical blinds, and security screen doors for your peace of mind. Built in 2010 and managed by Eureka Care, Onkaparinga Village fosters a welcoming community atmosphere with charming gardens, scenic walkways, on-site entertainment, activities, and a dedicated manager to cater to your needs. This property is not only an ideal low-maintenance home for those looking to downsize, but it also presents an equally rewarding investment opportunity for those starting their investment journey. Currently generating an approximate 9% gross yield (with potential rent around \$260-\$270 per week) and boasting a waitlist of tenants, this truly is an exceptional opportunity that should not be overlooked.

Location, location, location: -Shopping Centre right next door (supermarket, cafés & amenities)  
-2 lush reserves on either side - Stillwell Park Reserve & Forsyth Reserve, plus Hackham Tennis Club -Abundant public transport, courtesy Main South Road -Thaxted Park Golf Club, Woodcroft (~6 minutes) -Vibrant Port Noarlunga township & jetty precinct, with an array of beachside restaurants, cafés & shopping (~8 minutes) -Noarlunga Hospital (~6 minutes) -McLaren Vale wine region (~14 minutes) -Flinders Medical Centre (~16 minutes) -Glenelg's popular Jetty Road precinct (~24 minutes) -Adelaide city centre (~30 minutes) Built in: 2010 Certificate of Title: 6074 / 210 Council: City of Onkaparinga Council Council Rates: \$1,014pa (approx) Strata: Admin: \$469pq & Sinking \$58pq ESL: \$80pa (approx) SA Water: \$154pq (plus usage) (approx) \*Estimated rent return \$260-\$270pw, with a waiting list of prospective tenants If this property sounds like your next opportunity, connect with Natalie Jones from We Connect Property today to arrange an inspection or find out more.