

56 Marlborough Street, Fulham Gardens, SA 5024



Block Of Units For Sale

Friday, 1 December 2023

56 Marlborough Street, Fulham Gardens, SA 5024

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 859 m2

Type: Block Of Units



Anthony DeMarco
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Ali Hussain
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AUCTION 17th Dec 10:30am USP

A generational property built in 1974 and held by the same family, presents a rare opportunity to own a block of 3 units in the sought-after suburb of Fulham Gardens. With its prime location, assured income, land holding, deservedly so it's sure to capture the attention of astute investors. Crunch the numbers, do the figures, discuss and devise your plans and do not miss out, we all know they simply do not come up! - 859sqm of land- 19.08m street frontage- \$60,000 return p.a - Solid brick construction Circa 1974- Well maintained group- Scope to renovate and value add- Split systems and ceiling fans to all units- Roller shutters to all units- Gas cooking and hot water service - Just over 1km to the beach- Public transport footsteps away- Fulham Gardens shopping center a short walk away- Zoning to Henley High School & Fulham Gardens Primary- St Michaels College moments away- Henley Square 1.5km away- Appraised rental \$400 - \$425.00 p.wIt's the one you simply MUST consider, we highly recommend inspection at the allocated times and look forward to speaking with you soon.The property will be sold by way of Auction, flexible settlement terms will be offered. Given the nature of property and under instructions no price guide or any price representation will be offered.*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon.*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts.RLA 325043