

7/24 Ponton Street, Salisbury, SA 5108

Sold Unit

Friday, 1 September 2023

7/24 Ponton Street, Salisbury, SA 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Unit



Jimmy Tsarnas

0403514490

Contact agent

Jimmy Tsarnas and Harcourts Elite are delighted to present 7/24 Ponton Street, located in the increasingly popular suburb of Salisbury. On offer is a neat and tidy unit with 2 generous sized bedrooms with built in robes and a fantastic updated kitchen with spacious open plan living. Enjoy low maintenance living without breaking your budget. This property provides the perfect opportunity for first home buyers entering the market looking for first time home ownership, downsizers and especially for all savvy investors looking for a low maintenance investment property that is situated so close to many amenities. Current rental return is very appealing at \$280 per week which equates up to a 7% gross rental yield, a figure not to see past with potential to increase. What we love:- Recently updated kitchen with ample bench and cupboard space and with new tile flooring- Gas cooktop- Sun filled open plan lounge/dining area- BIR to bedroom 1 and 2- New carpets to living and bedroom areas- 3 x Ceiling fans throughout for cooling comfort- Large spacious bathroom with recently updated laundry facilities- Rheem Gas hot water system- Situated in a private tranquil complex- Designated car parking space- On-site visitor parking What we love about the area:- Located within close proximity to the impressive Saints Shopping Centre as well as the Parabanks Shopping Centre. (**Parabanks Shopping Centre will be undergoing a massive \$15 million dollar upgrade**)- Short distance to the Salisbury Interchange for an easy commute to the Adelaide CBD- Walking distance to the highly regarded St Augustine's Parish School- Enjoy Pioneer Park if you love fitness and relaxation For more information please contact Jimmy Tsarnas on 0403 514 490 or email

jimmy.tsarnas@harcourts.com.au Harcourts Elite is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Council: Salisbury Zone I General Neighbourhood House I 59 sqm (approx) Built I 1974 Council Rates I \$1169.05pa (approx) Water I \$154 p/q (approx) ESL I \$116.60 pa (approx) Strata Levy I \$351.54 p/q (approx) Current Rental Return I \$280 per week on a periodical lease Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. It is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. RLA 195515