

18/9 Brian St, Salisbury, SA, 5108



Apartment For Sale

Saturday, 10 August 2024

18/9 Brian St, Salisbury, SA, 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Beverley Philpott
0883435600

Affordable Investment Opportunity with Immediate Returns!

Discover the perfect blend of comfort, convenience, and investment potential with this secure and well-located upstairs unit. Ideal for first-time buyers, downsizers, or investors, this property offers a hassle-free opportunity with a reliable income stream.

IN BRIEF:

- Two spacious bedrooms with ceiling fans
- A light-filled, open plan lounge and dining area
- Well-equipped kitchen featuring electric cooking for easy meal preparation
- Centrally located bathroom with convenient laundry provisions.
- Split system heating and cooling plus ceiling fans
- Single undercover car park

Public transport is right at your doorstep, with a short commute to the Salisbury Interchange and central hub including TAFE SA, Parabanks Shopping Centre, Hoyts Cinema, restaurants, and cafes.

Currently leased to a reliable tenant since 2018 and in a fixed term agreement to February 2025, enjoy no downtime or letting fees start earning rental income from day one with plenty of scope to increase the rent or a simple renovation could enhance value and capital growth.

Don't miss out on this low-maintenance, appealing abode with reliable returns and future growth potential.

SPECIFICATIONS:

CT // 5040/685

Zoning // General Neighbourhood

Built // 1975

Council // City of Salisbury

Council Rates // \$1,240.60 per annum

SA Water // \$165.55 per quarter + usage

Body Corporate Manager // Whittles

Body Corporate Fees // \$560 per quarter

DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires 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. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442