

1-4/15 Simpson Parade, Goodwood, SA 5034

Block Of Units For Sale

Sunday, 23 June 2024



1-4/15 Simpson Parade, Goodwood, SA 5034

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Area: 631 m2

Type: Block Of Units



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Expressions of Interest by 9/7 @1pm

Discover an exceptional investment opportunity in the heart of Goodwood. This solid brick group of 4 units, situated on a generous 631sqm (approx.) allotment, promises not only immediate returns but also future potential. With the added benefit of potential dual street access from rear Przibeilla Lane, this property is perfectly positioned to maximize both appeal and value.

Inviting Expressions of Interest- The owners will consider all serious offers submitted. Closing Date is set down for TUESDAY 9TH JULY at 1pm. However early offers are welcomed for consideration. All interested parties will be notified should the closing date vary.

Features and Benefits

- Current Rental Income: \$91,520 per annum with potential for future yield increase
- Renovated Units: Over the last few years, each unit has been renovated and updated when vacant, enhancing appeal and maximizing income
- Two bedrooms per unit
- Modern kitchen
- Updated bathrooms in 3 units
- Mix of new carpet or timber-look flooring
- Updated communal laundry with washing machines
- Undercover carports for all units
- Prime Location: Situated on the city fringe in a leafy pocket of Goodwood, this property is within walking distance to the tram into the CBD or down to Glenelg. Enjoy the convenience of nearby schools, universities, shops, boutiques, restaurants, and many other amenities.

Lease Details

- Unit 1: \$380 per week - Fixed term lease until 11/11/2024
- Unit 2: \$480 per week - Fixed term lease until 12/05/2025
- Unit 3: \$410 per week - Fixed term lease until 12/08/2024 (tenants will vacate)
- Unit 4: \$490 per week - Fixed term lease until 17/03/2025

Current Total Income: \$1,760.00 per week

Property Details

- CT: 5494/458
- Council: City of Unley
- Zoned: Established Neighbourhood
- Year Built: 1966
- Land Size: 15.24m x 41.45m
- Council Rates: \$3,908 per annum (for all 4 units)
- SA Water Rates: \$448.26 per quarter (\$1,793.04 per year, usage shared by tenants)

Why This Property? This investment is a rare find, offering a blend of solid construction, modern amenities, and an enviable location. The ongoing renovations ensure the units remain attractive to tenants, while the spacious allotment and potential dual street access open up a range of future possibilities. Secure your future with this unique opportunity in one of Goodwood's most sought-after neighbourhoods. Don't miss out on this unique investment opportunity! Contact us today to arrange a viewing and for more information.