

53 Garden Terrace, Lockleys, SA, 5032



Block Of Units For Sale

Friday, 30 August 2024

53 Garden Terrace, Lockleys, SA, 5032

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Type: Block Of Units

RARE & EXCITING INVESTMENT OPPORTUNITY

Currently returning \$80,860 per year, with four excellent fixed term tenants.

Set on a generous 929sqm Torrents Titled allotment featuring four solid brick two bedroom units, each with its own outdoor courtyard and allocated undercover carport. Three of the four units have been updated internally, and been well looked after by the tenants. With all the hard work done providing a solid long term investment.

Located within the highly desired leafy suburb of Lockleys, this unique investment opportunity provides an exciting prospect for those savvy investors. Situated in a tree lined street, and set just a short stroll to the Torres Linear Park trail. With easy access to some of Adelaide's best beaches, and back into the CBD this central location ticks all the boxes.

Features of the units:

- ☑ Open plan living area.
- ☑ Dedicated meals area off of the kitchen.
- ☑ Kitchens includes updated cabinets with a freestanding oven & cooktop.
- ☑ Bedroom 1
- ☑ Bedroom 2
- ☑ Bathroom includes a bath / shower combo with a vanity and toilet.
- ☑ Separate laundry room.
- ☑ Outdoor patio.
- ☑ Undercover carport.
- ☑ Use of the common lawn area at the front, with added space in the rear.
- ☑ Solid timber flooring.
- ☑ Split system aircon unit.
- ☑ Window treatments.

Unit 1: Leased at \$410 p.w until December 2025

Unit 2: Leased at \$400 p.w until July 2025

Unit 3: Leased at \$385 p.w until March 2025

Unit 4: Leased at \$360 p.w until April 2025

Council Rates - \$4590.60 per year

SA Water & Sewer Connections - \$3870.08 per year

Emergency Services - \$202 per year

Whether as a first time investment, self-managed super fund or to add to your portfolio this is an opportunity not to be missed. Auction on Site 1pm Saturday 14th of September.

Contact Agents for further information.

PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE.

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