

745 Marion Road, Ascot Park, SA, 5043

Block Of Units For Sale

Friday, 30 August 2024

745 Marion Road, Ascot Park, SA, 5043

Bedrooms: 7

Bathrooms: 3

Parkings: 9

Type: Block Of Units



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One-of-a-Kind - An Exclusive Investment Opportunity - Shop and 3 Units

Set back from the road on a generous corner allotment in a most convenient Ascot Park position, this unique offering is undoubtedly the investment opportunity of a lifetime.

Approximately 689sqms with frontages along Marion Road and Second Avenue, all on one title includes a successful ground floor retail hair and beauty shop, along with three units, each leased to excellent long-term occupants.

Also on the lower level, unit 1 comprises an open kitchen, living and dining space upon entry, two bedrooms with robes, bathroom with laundry facilities and separate w/c plus a secure gated yard space, currently earning \$340 per week.

Upstairs units 2 and 3 generate \$325 and \$360 per week respectively, the latter being a sizeable space with a most flexible floorplan inclusive of up to three bedrooms including a generous master with walk-in robe, dual living spaces, a kitchen and dining area with wraparound breakfast bar and bathroom with separate w/c as well as a rear deck.

Separate side access, a rear service yard and allocated carports add to this enticing buy, with a combined gross revenue of over \$93,000 per year from the retail lease and 3 flats.

A top spot with convenience at its forefront, where bus and train transport, Park Holme Shopping Centre, Ascot Park Primary School and local parks including the expansive Hendrie Street Playground & Reserve are easily accessible on foot, and CBD commutes (10kms) couldn't be simpler. Westfield Marion, Castle Plaza and Pasadena Shopping Centres are all within a few minutes' drive.

Plenty of food for thought here, come and see this one for yourself.