

1-4/1 Moronga Street, Salisbury North, SA, 5108



Unit For Sale

Friday, 30 August 2024

1-4/1 Moronga Street, Salisbury North, SA, 5108

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Type: Unit



Josh Hunt

0882718788

Prime investment opportunity! Fully-renovated unit complex in Salisbury North.

Look no further, we've found just what you've been looking for! Whether you're looking for a home, or a great investment opportunity with excellent ROI potential, this property will blow you away.

Introducing 1-4/1 Moronga Street, Salisbury North SA 5108. This meticulously renovated complex features four strata-titled units, each offering modern upgrades and a solid rental return. Situated on a generous 1,385 sqm allotment with dual access, this property presents versatility and potential for future subdivision (subject to council consent).

Each of the four units has been thoughtfully updated over the past 12 months to include:

- New wiring and downlights for enhanced lighting and energy efficiency.
- Ceiling fans with remotes and new air conditioning units to ensure year-round comfort.
- Newly designed kitchens with gas cooking, each featuring a unique layout to add character and individuality.
- Freshly painted interiors and new flooring, providing a sleek, modern look throughout.
- Bathrooms equipped with new heat lamp exhaust systems, offering both functionality and comfort.
- Modernized roofs, repainted for a contemporary aesthetic.
- Day and night curtains installed in each unit for added privacy and light control.
- Colorbond fencing around each unit, creating private front and rear yards for every residence.

Unit 4 boasts the added benefit of a garden shed with concrete flooring, ideal for additional storage. Each unit has its own dedicated parking space, complete with security lighting for peace of mind.

Current leases are as follows:

- Unit 1: \$475 per week, lease ends 15/07/2025
- Unit 2: \$470 per week, lease ends 02/08/2025
- Unit 3: \$475 per week, lease ends 31/07/2025
- Unit 4: \$425 per week, lease ends 28/01/2025

With a combined rental income of \$96,540 per year, this property represents a fantastic return on investment, making it an ideal option for long-term rental income or inclusion in a self-managed super fund.

Don't miss out on this unique opportunity to secure a high-yielding, low-maintenance asset in a prime location. Contact us today to arrange a viewing or for more information.

Belle Property Unley 285 137