

1/7 Lewis Road, Carrickalinga, SA, 5204



Unit For Sale

Friday, 30 August 2024

1/7 Lewis Road, Carrickalinga, SA, 5204

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jason OHalloran
0435838098

Income producing investment opportunity

Snap up this income-producing investment opportunity moment away from the Carrickalinga foreshore. Situated on popular Lewis Road that is only one street from the beach, the property is set among a small group of 3.

Formatted with 2 bedrooms, main bathroom, lounge and kitchen, the home is very comfortable and accommodating. Air conditioned, neutral paintwork, light and bright windows and a flexible layout allows year round comfort. A small rear yard allows for a green outlook, there is a shared laundry room onsite, and a dedicated garage spot for a vehicle provides off street parking.

The home is currently leased to very reliable long-term tenants, with a weekly return of approx. \$220pw (\$11,440 annually). The tenancy is fixed-term, and runs until 2nd April 2025 (tenants very happy to extend beyond that date). The property is professionally managed by Ray White Normanville.

If you are looking for an investment property on the popular and steadily growing rental market here on the Fleurieu - look no further. With a great tenancy, professional management and a price that is right, this rare investment opportunity is perfect. Contact Jason on jason.ohalloran@raywhite.com to learn more.

*NOTE - Property brochure pack available upon request.

*NOTE - Images provided show the property pre-lease and also with tenants currently in residence.

Land Size / 104 sqm (approx.)

Services available / Mains power and water

Local Council / District Council of Yankalilla

Rental Management / Ray White Normanville

Rental Return / \$220pw

Annual Rental return / \$11,420pa

Rental Tenancy / Ends 2/4/2025

Title / Strata

PLEASE NOTE: This property is being auctioned onsite, Sunday 8/9/2024 at 1:00pm (Unless Sold Prior) in line with current South Australian Real Estate legislation. Should you be interested we can provide you with a printout of recent sales to assist you in your value research.

The sales documentation including the Vendor's statement may be inspected at 67 Main South Road, Normanville, SA 5204 for 3 consecutive business days immediately preceding the auction; and will be on display at the auction for 30 minutes before the Auction commences.

Disclaimer: We have obtained all the information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.

If a land size is quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.