

22 Festival Court, Salisbury, SA, 5108



Unit For Sale

Saturday, 10 August 2024

22 Festival Court, Salisbury, SA, 5108

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Incredible opportunity awaits!

Auction Location: Onsite

This second storey 2 bedroom 1 bathroom unit is perfect for investors & first home buyers alike! Boasting an updated kitchen alongside a sizeable lounge space, this property is conveniently positioned nearby an array of local amenities including Salisbury Railway Station, Parabanks & Salisbury Shopping Centre, Salisbury High School & more. Given it's suitability to both investors & buyers looking to occupy, properties of this caliber are in high demand.

Features:

- * Bedroom 1 with built-in robe & ceiling fan.
- * Bedroom 2 generous in size.
- * 1 bathroom.
- * 1 designated undercover car park.
- * Sizeable living with split system heating & cooling.
- * Open plan meals & living area.
- * Updated kitchen & laundry with quality window treatments.
- * Carpeted in bedrooms & living area.
- * Second storey living.
- * Living size of 67 sqm (approx.)
- * Built in 1978.
- * Currently tenanted until the 12th of January 2025 at \$400 p/w.
- * Strata titled with current quarterly payments of \$421.84.

If you are interested in this fantastic property, please do not hesitate to contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

*****Due to the tenant's wishes, we do not have current internal photos of the property available to be advertised. Though this may be an inconvenience, we hope you can understand. Please reach out to Matthew Nudo or inquire to request internal photography of the property which was taken prior to the tenants moving in, this will then be provided accordingly.*****

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453