



23 Festival Court, **Salisbury**

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A GREAT STARTER OR INVESTMENT OPPORTUNITY

If you are working with a limited budget to buy your first home or to start or add to an investment portfolio, then organise an inspection of this one.

Located within a very short walking distance of the soon-to-be redeveloped Parabanks Shopping Centre and the Salisbury CBD, this location allows for convenience and ease of transport. Being situated close to Salisbury Interchange, catch the train and you'll be in the Adelaide CBD within half an hour. Despite not needing a vehicle, there is an undercover car allocation.

This neat ground floor unit has recently been renovated with new floating floorboards and has its own little outside area with clothesline.

Crunch the numbers and do your sums, outgoings are:

Council Rates - \$940.50 per annum

Water Rates - \$160.55 per quarter

Strata Fees - \$210.54 per quarter

Sinking Fun - \$50.00 per quarter

These outgoings are supported by a great rental return of up to \$210.00 per week. Call Michael Janda today to arrange a viewing of this great investment opportunity.

\$124,950

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