



5/66 Festival Court, Salisbury

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Investors look no further!

This neat ground floor unit is perfect for savvy investors looking to expand their portfolio. Set in a neat group located close to all local facilities, this investment can be as easy as purchase and forget. Located within a very short walking distance to the under renovation 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. Currently the property is leased to a long-term tenant of twelve years who has indicated he would like to stay on. The rent is currently set at \$160 per week but others in this group are currently leased for \$200 - \$210 per week.

Crunch the numbers and do your sums, outgoings are approximately:

- Council Rates - \$950.00 per annum
- Water Rates - \$160.55 per quarter
- Strata Fees - \$222.50 per quarter
- Sinking Fund - \$52.50 per quarter

You'll struggle to find a unit with current strata fees as low as this one. Contact us today to arrange your own inspection of this neat unit.

 89 sqm

\$124,950

ID# 11806100255



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The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

