



**5/120 Commercial Road, Salisbury**

The perfect starter or downsizer!

Located in a single-storey group of 15 units with very neat grounds, this stunningly renovated two-bedroom unit located in the heart of Salisbury has all the fundamentals of a low-maintenance lifestyle.

Having been completely gutted and renovated and not lived-in since, the new owners are left with nothing to do at all apart from move straight in. The unit features new flooring and window furnishings, a new split-system in the lounge, a new kitchen with gas cooking appliances, a separate laundry and an updated bathroom. The unit has a private rear yard with a small toolshed and an allocated undercover car park out the front.

The group is located only 800m from Parabanks Shopping Centre and there is a bus stop directly in front of the group. Additionally being 900m from Calvary Districts Hospital, a five minute drive from Salisbury High School and six minutes from Paralowie R-12 School, all your local needs are close by.

This unit is perfect for those looking to buy their first home, build their investment portfolio or those looking to downsize into something a bit smaller. Either way, come along for an inspection and be pleasantly surprised by this stunning little unit.

**Outgoings & Expected Rental Return:**  
Council - \$1001.00 per annum (approx.)  
Water - \$151.00 per quarter (approx.)  
Strata - \$265.00 per quarter (approx.)  
Rental - \$235 - \$240 per week

2 1 1

**\$169,000 - \$179,000**

ID# 11806100268

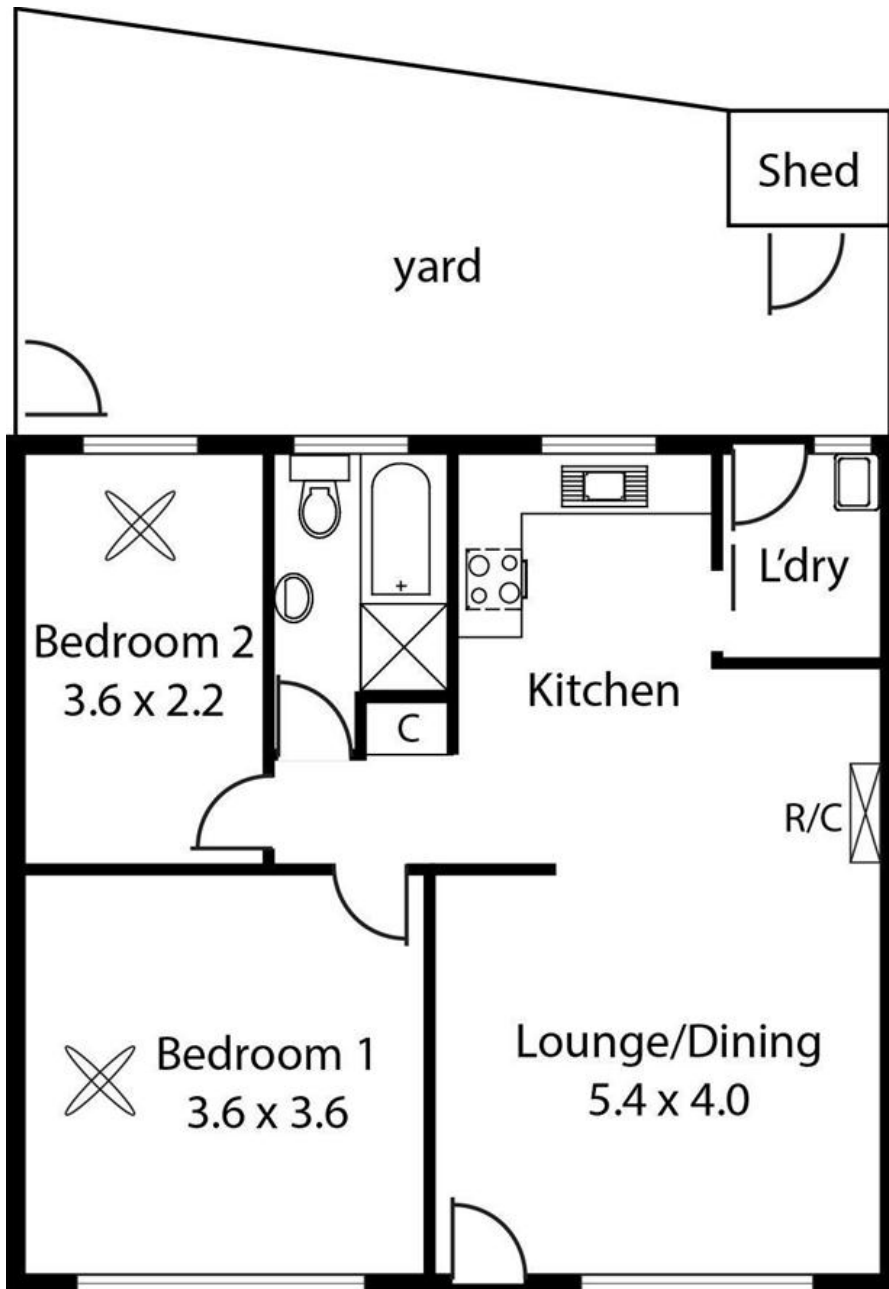


**Michael Janda**  
0417 856 970



**Nathan Janda**  
0411 150 489

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.



This Drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Living:	55.48 sqm
Shed:	1.40 sqm
Total:	56.88 sqm