

1/13 Balmoral Road, Salisbury East




A Smart Investment

Positioned in the heart of Salisbury East, this well-maintained strata-titled unit presents an outstanding opportunity for investors looking to expand their portfolio. Currently tenanted at \$440 per week, the unit offers the benefit of an immediate rental return, making it an ideal set-and-forget investment. With a practical layout, low-maintenance design and a convenient location close to everyday amenities, this home is sure to appeal to a wide range of investors.

Features Include:

- Two well-sized bedrooms, with a split system air conditioner in the master bedroom
- Functional kitchen with gas cooking
- Light-filled living area
- Strata-titled unit - Approx \$618 per quarter
- Currently tenanted at \$440 per week, offering an excellent investment opportunity
- Low-maintenance lifestyle with easy-care surrounds
- Convenient access to public transport
- Close to local shopping centres, schools and parks

Offering comfort, convenience and strong investment potential, this low-maintenance unit is perfectly positioned to enjoy everything Salisbury East has to offer. With public transport nearby and easy access to shopping, schools and essential amenities, this is an

2  1  1 

FOR SALE

\$400,000 - \$430,000

VIEW

Sat 11th Jul @ 11:00AM - 11:30AM

AGENTS

Donna Staines
0456 844 103
donnas@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

opportunity not to be missed for investors seeking a quality addition to their portfolio.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

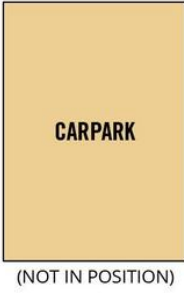
MORE DETAILS

Property ID	2DNCGJU
Property Type	House
House Size	66 m2

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64m²
TOTAL

64m²
Living

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

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