

## Salisbury East, 1/8-12 Buckingham Drive

Investors and downsizers, take note!

This low-maintenance, two-bedroom ground-floor unit in the heart of Salisbury East is an outstanding opportunity for investors and those seeking an easy-care lifestyle. Currently tenanted until July 13, 2025, at \$300 per week, it offers immediate rental income with minimal upkeep. The thoughtfully designed layout ensures comfort and practicality, while the private car parking space and small garden shed add valuable convenience and extra storage. Set in a well-maintained complex, this unit provides a stress-free investment in a high-demand location, making it an attractive choice for both tenants and future homeowners.

Features you'll love

- \* Two bedrooms, master bedroom/bedroom two featuring built-in robes
- \* Split system heating and cooling in central lounge room
- \* Gas stove
- \* Shared water usage



**Disclaimer:** 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.



**For Sale**

\$309,000 - \$339,000

**View**

[ljhooker.com.au/2BABGJU](http://ljhooker.com.au/2BABGJU)

**Contact**

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**Donna Staines**

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**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

\* Community laundry

\* Strata managed by Dukes Real Estate

With affordable strata fees of \$350 approx. per quarter, council rates \$310.60 per quarter, and water usage \$250 - \$300 per quarter approx., this is a stress-free investment in a sought-after location.

Located in a prime position in Salisbury East, this unit offers unbeatable convenience, with shops, public transport, and essential amenities right at your doorstep. Within walking distance to Tyndale Christian School and Salisbury East High, and just a short drive to multiple shopping centres, this location caters to families, professionals and investors alike.

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 208516

## More About this Property

<b>Property ID</b>	2BABGJU
<b>Property Type</b>	Unit
<b>House Size</b>	68 m2
<b>Including</b>	Air Conditioning

**Craig Ricciuto 0417 806 329**

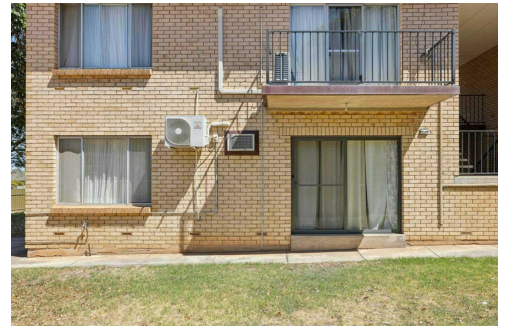
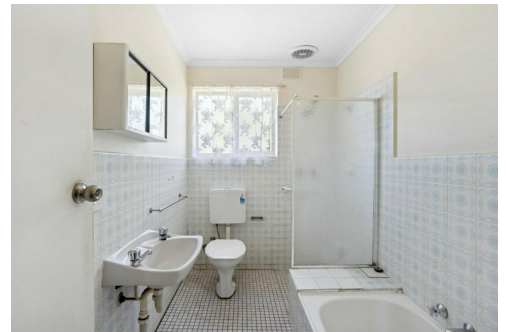
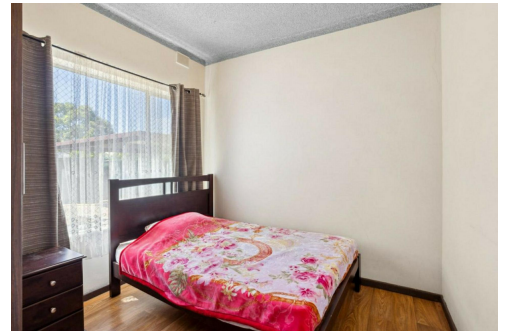
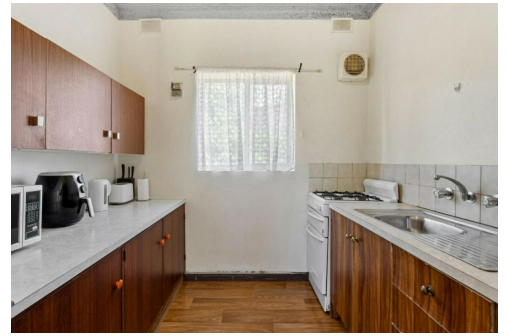
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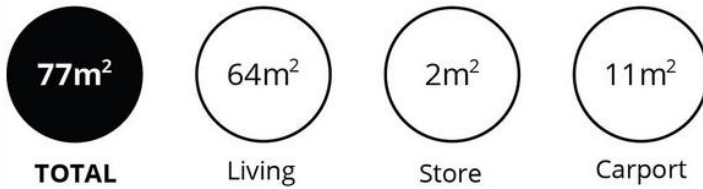
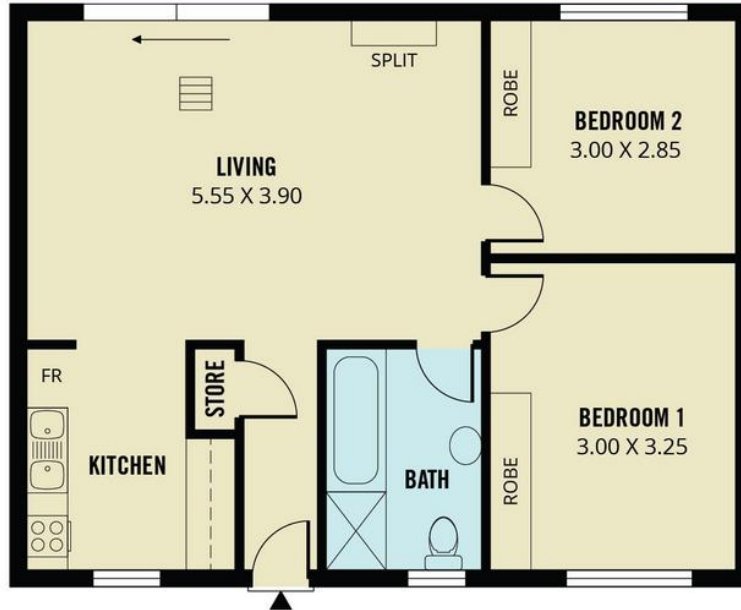
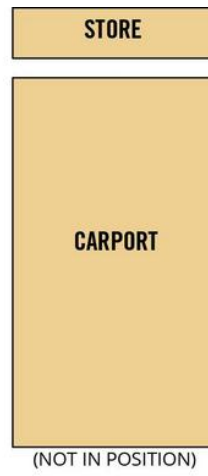
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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