



Salisbury, 5/12 Wright Street

Ideal Investment Opportunity

Please Note: This home is currently tenanted at \$420 per week until September 2025.

Proudly presented by Andrew Rose of LJ Hooker, this two-bedroom unit is nestled within a quiet group of nine in the vibrant heart of Salisbury. Offering an excellent opportunity for astute investors or those looking to enter the market, this strata-titled property combines convenience with comfort.

Step inside to find two spacious bedrooms, each fitted with roller shutters for added privacy and security. The open-plan layout creates a seamless flow between the kitchen and living area, with gas cooking and a separate laundry adding everyday practicality. Year-round comfort is ensured by a split-system air conditioner in the main living space.

Outside, the unit enjoys a shared communal backyard, while an allocated, sheltered parking space sits conveniently at the front of the group.



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
Please Call

View
ljhooker.com.au/675VFDC

Contact
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LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555

Key features we love: / Key features this home offers:

- 2 Good sized bedrooms
- Open Plan Layout
- Heating and cooling
- Single undercover Parking space
- Close proximity to the centre of Salisbury

Specifications:

- CT / 5051/440
- Title / Strata
- Strata Fees / \$540 per Quarter (approx.)
- Council / Salisbury
- Built / 1973
- Easements / Nil
- Estimated rental assessment / \$430-\$450 per week with a gross rental yield of Approximately 5.5%

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Location is key here - just a short stroll places you right in the Salisbury CBD. Enjoy easy access to Parabanks Shopping Centre, a range of local amenities on John Street, and essential services like the Lyell McEwin Hospital just a quick drive away. Public transport is readily accessible from Salisbury Highway, Commercial Road, or the Salisbury Interchange, making commuting a breeze.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

Property ID	675VFDC
Property Type	Unit
Land Area	73 m2

Andrew Rose 0421 988 597

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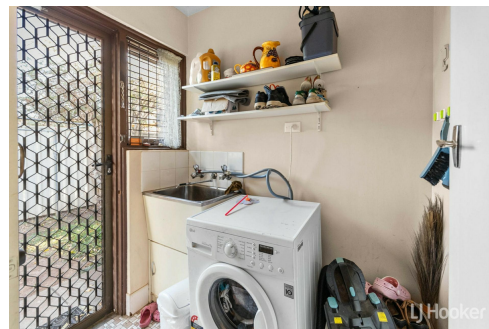
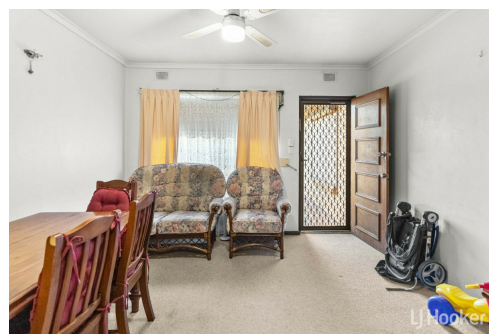
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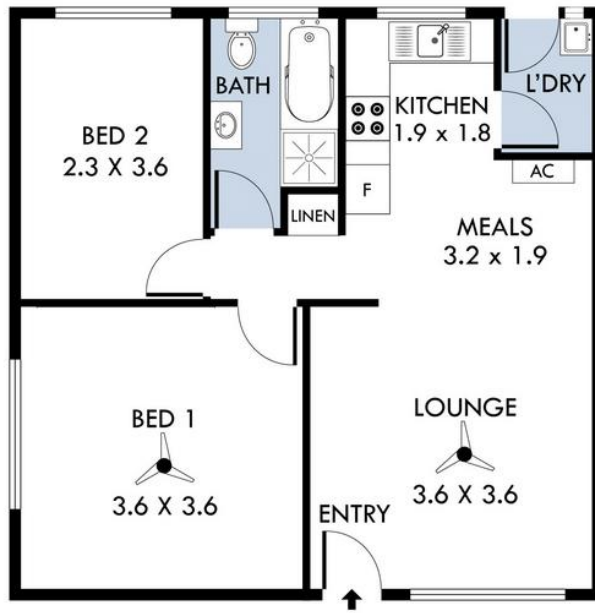
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(NOT IN ACTUAL POSITION)

5/12 Wright Street, Salisbury



INTERNAL	-	59 SQM
EXTERNAL	-	5 SQM
TOTAL	-	59 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding size, layout and location of the property. Please check with local council that all structures are approved by council.