

**1-5/155 Robin Road, Semaphore South, SA, 5019**



**Block Of Units For Sale**

Thursday, 14 November 2024

1-5/155 Robin Road, Semaphore South, SA, 5019

**Bedrooms: 10**

**Bathrooms: 5**

**Parkings: 5**

**Type: Block Of Units**



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## Five Times The Investment Appeal Close To The West's Most Tempting Seaside...

\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*

Barely an about-turn from LeFevre High School, the coastal trails, the esplanade, and the playground adventures of Point Malcolm Reserve, the extras to these seaside surrounds are plentiful.

Multiply the benefits with a robust complex of five 2-bedroom units, returning \$2,080 per week, and the foreshore attraction is instantly amplified for the investor market - particularly those looking to top up or diversify their super funds, to subdivide the complex now or in the future, even sell off one unit at a time.

All units enjoy expansive front lawned areas and north-facing rear courtyards, leading indoors for vinyl floors and spacious living zones, functional laminate kitchens, two carpeted bedrooms, and split system air conditioning.

Each unit also has a secure front carport allocation with an automatic roller door, a separate gas meter and a new gas hot water system.

Whether you indulge tenants to a long-envied coastal lifestyle or contemplate further development as outlined above - STCC - adjacent the Fort Glanville community precinct, Bower Road retail, bus routes, cafes, and the Glanville Par 3 Golf Course, Robin Road marks the spot for potentially another foreshore revolution...

It's so much more than a landholding immersed in local maritime history on the west's most tempting seaside, it's an investment opportunity not to be missed.

More aspects to explore:

The complex currently returns \$108,160 per annum (approx)

Wide scope for future development (STPC)

Subdivide, Sell off one or multiple units

A valuable opportunity to top up or diversify your super fund

Each unit offers:

Expansive front lawned areas & north-facing private courtyards

Secure carport with automatic roller door

Vinyl flooring to main living areas

Functional kitchen with gas stovetop & laminate surfaces

New gas HWS (except Unit 2)

Spacious primary bedrooms - both 1 & 2 carpeted

Linen storage

Split system R/C A/C comfort

Endless development potential

Current tenancy information:-

Unit 1: \$420.00 per week - Lease Period 15/12/2024 to 15/12/2025

Unit 2: \$400.00 per week - Lease Period 1/6/2024 to 31/05/2025

Unit 3: \$420.00 per week - Lease Period 7/10/2024 to 7/10/2025

Unit 4: \$420.00 per week - Lease Period 31/05/2024 to 30/05/2025

Unit 5: \$420.00 per week - Lease Period 30/11/2024 to 30/05/2025

Council Rates: \$TBA

SA Water Rates: \$398.53

Emergency Service Levy: \$389.10

(Please note internal images & Floorplan are of Unit 3)

\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*