

**38/12 Swinton Close, Christie Downs, SA, 5164**

**House For Sale**

Saturday, 23 November 2024

38/12 Swinton Close, Christie Downs, SA, 5164

**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Glenn Nelson  
0400133695



Jessica Clarke  
0407312091

## Secure, peaceful living & investment ready!

Please contact Glenn Nelson or Jessica Clarke for available viewing times

This low-maintenance unit is set in a peaceful village enjoying a great long-term tenant as a lucrative investment. Nestled within a well maintained complex and walking distance to nearby parks, plus only a stone's throw away from quality healthcare, public transport and Colonnades Shopping Centre.

The open plan style of our units enables ease of movement with no steps, allowing easy access for walking frames and wheelchairs.

The sizeable double bedroom features a built-in robe and direct access to the rear courtyard - an ideal spot for relaxing with a book. The unit also boasts a cleverly designed dual-purpose bathroom & laundry, complemented by a reverse cycle air conditioner, vertical blinds, and security screen doors for peace of mind.

Managed by Eureka Care Communities Christie Downs and Offering an enjoyable, peaceful and relaxing lifestyle, set in amongst the beautiful gardens and lawns that the village has to offer, as well as a communal dining room and kitchen.

### Key Features:

- Two units available #38 & #17
- Over 55's living (Anyone can buy, however, to occupy you must be over 55 years old)
- Outstanding, low-maintenance entry-level investment or easy-care home in a convenient location
- Spacious bedroom with built-in robe and private courtyard access
- Galley-style kitchenette with ample storage
- Reverse cycle air conditioner wall unit in the bedroom
- Security screen doors for added peace of mind
- Dual-purpose bathroom/laundry
- A solid investment demonstrating a great investment return.

Current lease in place until May 2025 | \$600 per fortnight

Living in a prime location, there is a lot to offer nearby with a Shopping Centre right next door (supermarket, cafés & amenities), medical facilities are not far with Noarlunga Hospital & Flinders Medical Centre. Convenient public transport via Beach Road, plus within proximity to the McLaren Vale wine region!

### Property Specifications:

CT | 6156/638

Title | Community title

Council | City of Onkaparinga Council

Council Rates | \$1,132.48 p.a

Administration Fund | \$658.94p.q

Sinking Fund | \$75p.q

SA Water | \$165.55 p.q

Zoning | GN - General Neighbourhood

This unit is a perfect investment opportunity for anyone wanting to expand their portfolio with a property already occupied by a tenant wishing to stay long term with minimal maintenance.

Glenn Nelson | 0400 133 695

Jessica Clarke | 0407 312 091

(08) 8328 1400 | [harcourtsplus.com.au](http://harcourtsplus.com.au)

We Create Success | Christie Downs

Disclaimer: 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. Interested parties should make their own enquiries and obtain their own independent advice.