

FOR SALE

**Units 3&4/232 Main South Road
MORPHETT VALE SA 5162**



TWO UNITS WITH FANTASTIC EXPOSURE

- Two quality strata titled units for sale
- Total area of approx. 211 sqm (unit 3 approx. 100 sqm / unit 4 approx. 111 sqm)
- Unit 3 is leased to a government tenancy (lease term 3.5 + 3 + 3 at net return of \$20K p.a. + GST & Outgoings)
- Unit 4 is currently vacant
- Parking to both front and rear of premises
- Located on the corner of Bains Rd and Main South Rd on a major intersection
- Kitchen with built in cupboards, disabled bathroom amenities and shower to unit 4

\$595,000 + GST

Jenny Howkins 0416 188 098

RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.