

MAGAIN



110 Gilles Street ADELAIDE SA

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UNDER CONTRACT

OPPORTUNITY KNOCKS - MIXED USE

- Residential / Commercial Offices
- 7- 8 main rooms - 2 baths
- 3 carparks undercover
- Valuable rear vehicle access
- Building/carpark area approx 209 sqm
- Currently used as student accommodation
- Potential imputed rent of approx \$44,500 pa +
- Local Heritage (facade)

Type : House
Building Size : 209 sqm
View : <https://www.magain.com.au/property/110-gilles-street-adelaide-sa/8423360>

Investors or Owner Occupiers or Superfunds
Consider the options here

[For full version visit the website](https://www.magain.com.au)

<https://www.magain.com.au>
Magain Real Estate

765 Marion Road Ascot Park SA
08 8277 1777

Tenancy Details

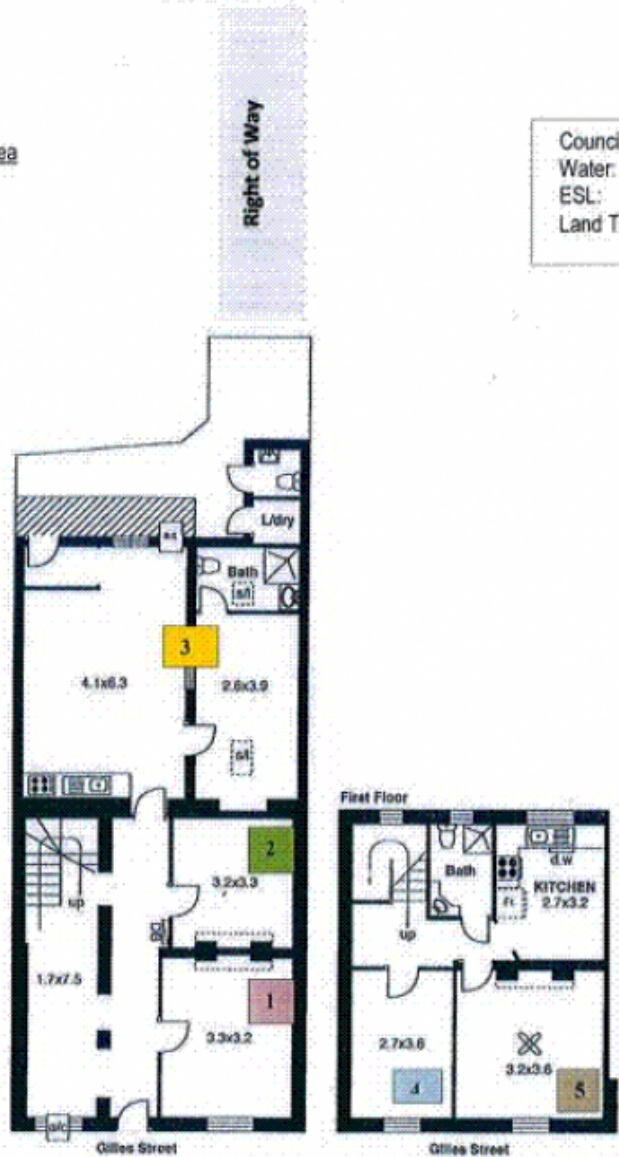
Room 1 \$150pw Leased to 28/2/12	Room 2 Vacant Imputed Rent \$140 pw	Room 3 Vacant Imputed Rent \$270 pw	Room 4 \$155pw Leased to 2/9/11	Room 5 \$140pw Periodic Tenancy
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Saunders Place Access

Approximate Estimated Area

Living 177.6 sqm
Carport 31.9 sqm
Total 209.5 sqm

Council:	\$1848 pa
Water:	\$ 840 pa
ESL:	\$ 376 pa
Land Tax:	\$ 982 pa



We use information collected from you during open inspections and may use that information to contact you in regard to property that we believe may interest you. In providing the information you agree to this use unless we are otherwise advised.

Whilst every endeavour has been made to verify the correct details in this publication, neither the agent, vendors nor contracted illustrators / typesetters accept liability for any error or omission. Information intended to be relied upon should be independently verified.

The vendor statement relating to matters affecting auction properties may be inspected at the agent's office 3 business days prior to auction and at the place of auction 30 minutes prior to same commencing.

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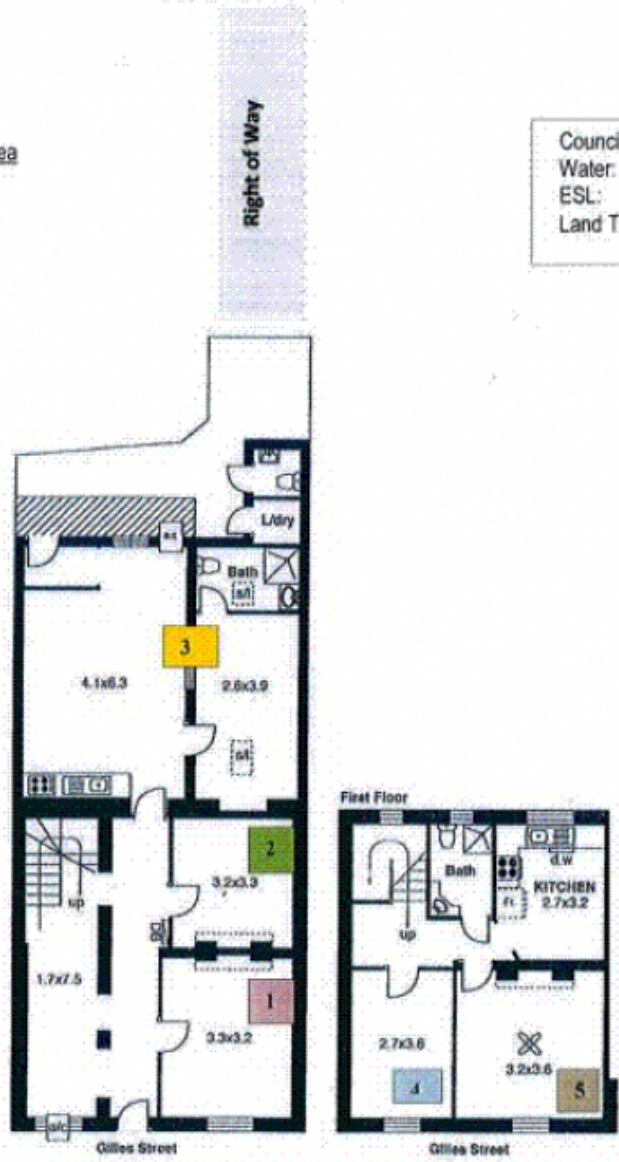
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