



## 6a & 6b Wheeler Street, NARACOORTE, SA 5271

Investment opportunities don't come much better than this!

Your unique chance to positively gear two properties on the one huge title of about 2,935m<sup>2</sup> is here.

This stunning offering is currently returning \$33,000 per annum, and with fixed tenancies, both houses have proven rental histories. In a prime location, an ambient stroll along the very near Naracoorte Creek Walk is all that's needed to get to town. With schools, sporting and shopping facilities also close by, you can even throw a towel on your shoulder and saunter up to the Naracoorte Swimming Lake in summer.

You can improve on your financial plan with this unusual opportunity. The options are endless:

- Continue renting as a positively geared property.
- Have extra help paying your mortgage by living in one house and renting the other.
- Have a large family? Live in both (excellent if you want to care for elderly parents).
- Subdivide and sell one while you keep the other (subject to council approval).

**TYPE:** Sold

**INTERNET ID:** 300P101648

**SALE DETAILS**

**\$540,000**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Sally Logan**

0403 257 833

- Or add profit by subdividing additional allotments (subject to council approval).

Features include:

6a Wheeler &##

- Modern, low maintenance, brick home
- Built mid 2015
- Lovely, open plan living
- Three bedrooms, two bathrooms
- Master bedroom with walk-in-robe and ensuite
- Main bathroom with shower, bath and separate toilet
- Built-ins provide plenty of storage space through the home
- Secure double garage under main roof, with remote access
- Automated, low maintenance irrigation system
- Reverse cycle, split system air conditioning
- Outdoor patio entertaining area
- Securely fenced
- Low maintenance yard
- Currently tenanted at \$320 per week until 11/8/23

6b Wheeler &##

- Relax outside on the decked veranda
- 3 bedrooms, 1 bathroom
- Large living area
- Split system air conditioner
- Slow combustion wood heater for cosy winters
- Huge 9.1m x 6.1m shed
- 2x 5000 gallon rainwater tanks
- Currently tenanted at \$315 per week until 21/1/23

The opportunities are endless - rent both homes out, live in one and rent the other out, large family &## live in them both!

Properties are few and far between at the moment, and this one is unique. Call Sally on 0403 257 833 to come and inspect!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or

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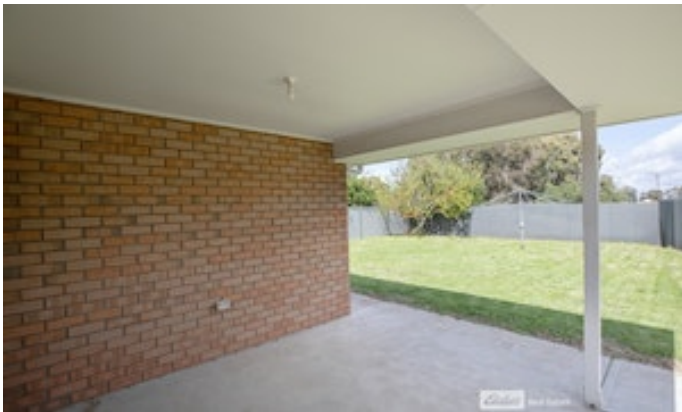
misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

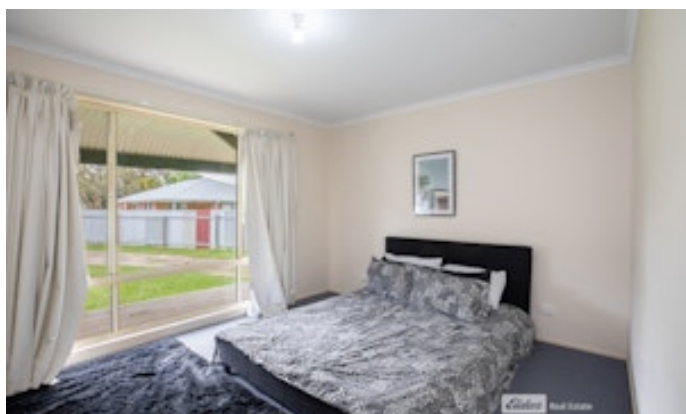
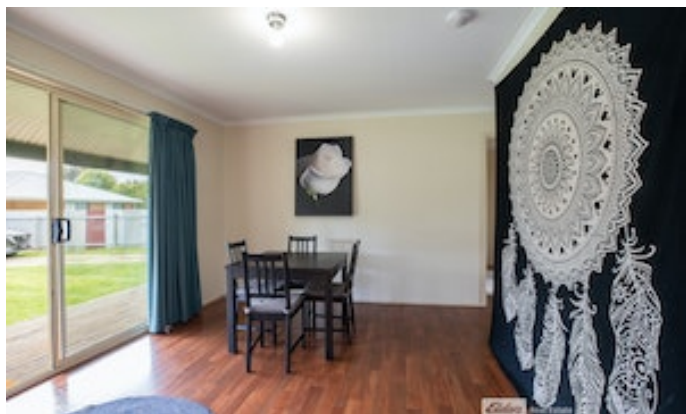
- Land Area 2,935.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- 4 car garage



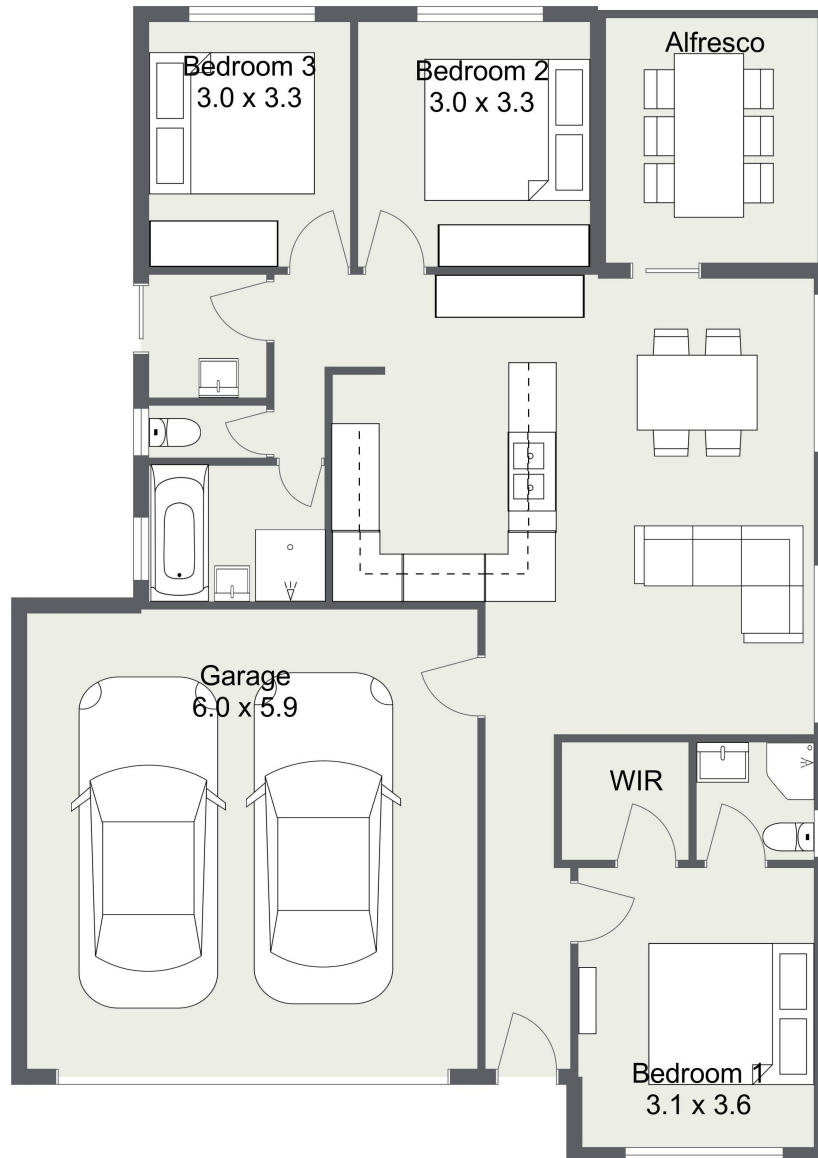








6a Wheeler Street



THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY



6b Wheeler Street



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