



9/14 Adelaide Avenue, NARACOORTE, SA 5271

Neat Brick Unit in Quiet Location

Neatly presented 2BR brick veneer strata unit, offering an easy care lifestyle in a quiet location.

This compact unit features 2 carpeted bedrooms, with the main having a ceiling fan and built-in robe. Functional kitchen has electric appliances and floating timber flooring which flows into an open plan living area with slow combustion heater, reverse cycle air conditioner and ceiling fan for year round comfort.

Neat bathroom has shower, vanity and toilet. Outside features a welcoming lawned area surrounding the unit including a surprisingly generous rear yard, garden shed and rainwater storage of approximately 2,000 litres.

The unit and surrounds are regularly maintained under the strata management agreement along with the other units in the precinct.

A carport is conveniently located at the end of a bitumen and concrete driveway, with the unit set well back from the street offering a private location.

TYPE: Sold

INTERNET ID: 300P130152

SALE DETAILS

\$190,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

The unit is conveniently located close to medical facilities, with the town centre within walking distance. This property has been appraised at \$250 per week which makes an attractive return on investment.

Whether downsizing or investing, this neatly presented and well maintained unit presents a great opportunity. It is currently vacant and ready for your inspection, book with Lee on 0427 620 864.

Council: Naracoorte Lucindale

Council Rates: \$1,146.51 per annum

Strata Fees: \$600 per annum plus sinking fund contribution \$800 per annum

Rental appraisal: \$250 per week approx.

CT: 5037/736

Land Size: 556m2 approx.

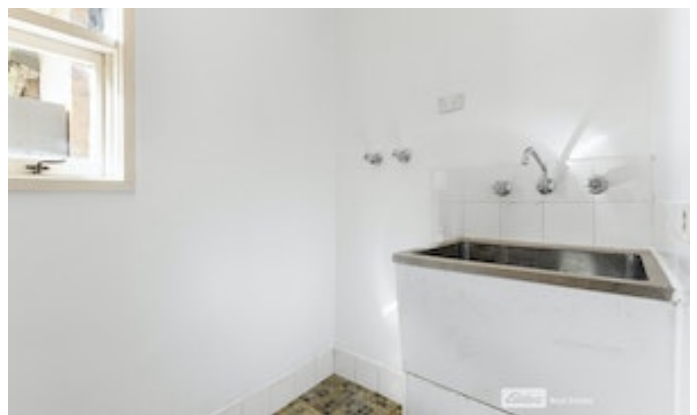
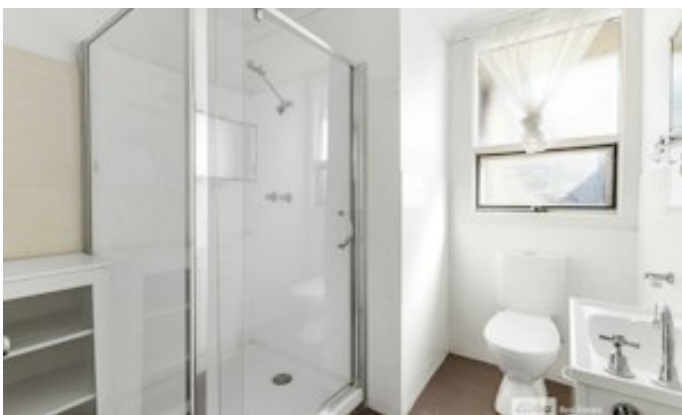
Building Size: 70m2 approx.

Zoning: Neighbourhood

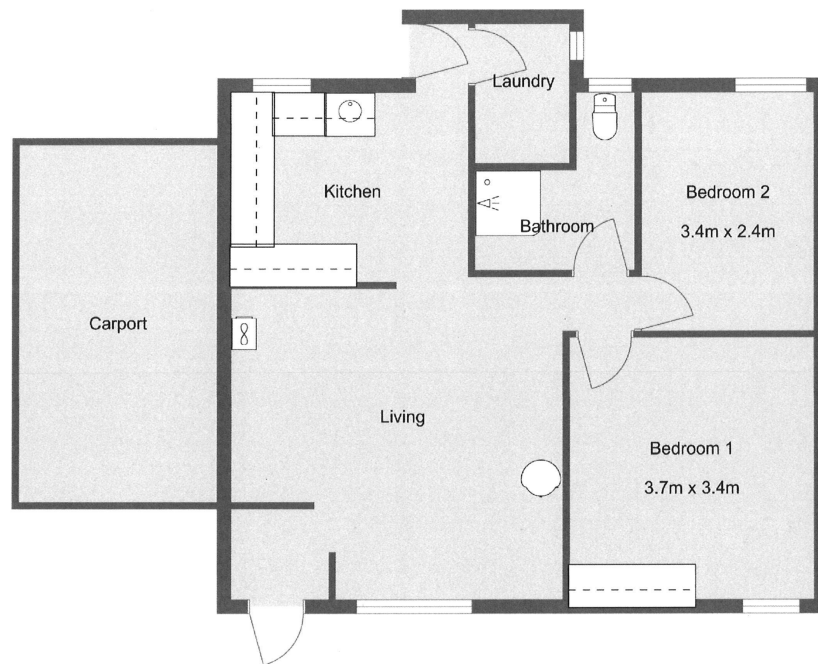
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Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating, Openable Windows

- Land Area 556.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY