



10 Union Crescent, NARACOORTE, SA 5271

Superb Family Home in a Premier Location

Stroll down the hill each morning to the inviting Memorial Parklands from this beautifully presented family home, superbly positioned in one of Naracoorte's most sought-after streets.

This spacious and adaptable 4-bedroom brick home offers comfortable family living with two separate living areas and an inviting outdoor entertaining space.

The front lounge features a slow combustion heater and ceiling fan, while the second living area is fitted with a split system air conditioner and opens directly to the covered outdoor area - perfect for relaxing or entertaining year-round.

All four bedrooms are carpeted, with three offering built-in robes and the main including a ceiling fan.

The galley-style kitchen is equipped with electric appliances, and the main bathroom includes a shower, bath, and toilet, with a second toilet conveniently separate.

TYPE: For Sale

INTERNET ID: 300P154980

SALE DETAILS

\$520,000-\$550,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Practical features include a laundry with built-in storage and direct access from the large carport, plus an additional storage room also accessible from the carport. The home is serviced by generous rainwater storage plumbed throughout.

Currently leased at \$450 per week until 8/5/26, this property offers an excellent opportunity for investors or buyers seeking a quality home in a quiet cul-de-sac.

In a tightly held residential area among other beautiful, well-established homes just a 10-minute walk from the main street, this could be your new home address! Be quick to book an inspection with Lee on 0427 620 864.

Council: Naracoorte Lucindale

Council Rates: \$2,122.27 per annum

Tenancy details: Fixed lease until 8/5/26 at \$450/week

CT: 5340/730

Land Size: 914m2 approx

Zoning: Neighbourhood

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

Other features: Car Parking - Surface, Carpeted, Close to Schools, Heating, Openable Windows, Pay TV Access

- Land Area 920.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY