



## 13 Fourth Avenue, NARACOORTE, SA 5271

### Feature-Packed Family Home on 884m<sup>2</sup> Allotment

If you have a list of must-have features for your next home or investment property, this one is sure to tick all the boxes.

Set on a generous 884m<sup>2</sup> allotment, this well-appointed property offers space, versatility, and excellent outdoor living.

Features include four bedrooms, two living areas, a huge four-car carport, a double garage, a man cave or teen retreat, a covered barbecue area, and rainwater supply. The fully enclosed backyard also provides the convenience of double-gate access.

Inside, the home offers two separate living areas, including a front lounge and a spacious open-plan kitchen, living, and dining area, creating a flexible layout for family living.

Comfort is well catered for with split system air-conditioning, a cosy wood fire, four room heat shifter, and ceiling fans throughout. The main bedroom also includes its own split system air-conditioner and all bedrooms have ceiling fans.

**TYPE:** For Sale

**INTERNET ID:** 300P176396

#### SALE DETAILS

**\$440,000**

#### CONTACT DETAILS

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

The spacious kitchen features excellent bench space, a pantry, new dishwasher and oven, and new kitchen cupboards currently being installed, adding further value to the home.

The bathroom includes a spa bath with shower, along with a separate toilet for added practicality. Rainwater supply of 22,500 litres is plumbed throughout the home.

Out the back is for family time, with a covered outdoor entertaining area ideal for a barbecue, fire pit or watching the footy on weekends, as well as the man cave if the elements are against you.

The potential for off street parking is immense, with space for four vehicles right alongside the house, and two more in the double garage out the back.

With appealing features both inside and out, this is a well-rounded property offering comfort, space, and lifestyle appeal.

With a rental appraisal of \$440/week, it represents a solid investment proposition.

Contact Lee today on 0427 620 864 to arrange your inspection.

Council: Naracoorte Lucindale

Council Rates: \$1,481.22 per annum

Rental appraisal: \$440/week

CT: 5189/949

Land Size: 886m2 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 886.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- 4 car carport









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY