



9 Merino Street, NARACOORTE, SA 5271

Brick Home with Space, Versatility and Potential

This solid 3-bedroom brick veneer home offers space, versatility, and plenty of potential for families or investors.

Designed with flexibility in mind, the layout can be configured as two separate living areas, or 4 bedrooms and one living space.

Positioned in a convenient location close to medical services and Naracoorte South Primary School, the home is well placed for both families and those seeking easy access to amenities.

All 3 bedrooms are carpeted and equipped with split systems, ceiling fans, and roller shutters, ensuring year-round comfort and privacy. The kitchen, featuring an electric cooktop, adjoins the dining area and flows into the lounge room, which is warmed by a slow-combustion heater and cooled by a split system.

Bathroom has shower, vanity and toilet, while the neat laundry provides storage and direct outdoor access.

TYPE: For Sale

INTERNET ID: 300P186086

SALE DETAILS

\$390,000-\$410,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street
Naracoorte, SA
08 8762 7900
RLA: 62833

Lee Curnow

0427 620 864

Step outside and you'll find a covered entertaining space overlooking the fully fenced backyard. The yard also features a garden shed and established vegetable garden beds.

Practical extras include approximately 30,000 litres of rainwater plumbed to the home, 18 solar panels to help reduce power bills, and a carport alongside the house for secure off-street parking.

With some updates, the property has the potential to become a modern, energy-efficient home that offers both comfort and convenience in a family-friendly location.

Homes in this price range have been super popular lately and are not lasting long on the market. The property is vacant and ready for your inspection with Lee by phoning 0427 620 864.

Council: Naracoorte Lucindale

CT: 5644/267

Land Size: 879m2 approx

Rental appraisal: \$350 per week

Council rates: \$1,688.02 per annum

Zoning: Neighbourhood

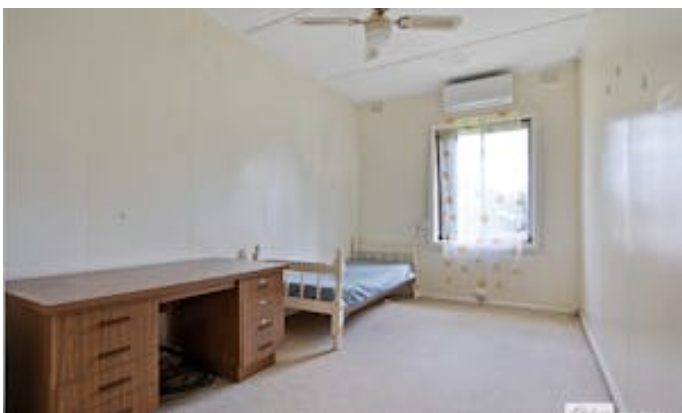
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enquiries to verify the information contained herein. RLA62833

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

- Land Area 879.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY