

16 Merino Street, NARACOORTE, SA 5271

Affordable Investment with Development Upside

Positioned on a generous 1,103m² allotment, this property presents exciting investment or subdivision potential (STCA). Take advantage of the existing home as a rental income stream while you plan, design, or build on a newly created block.

The 3-bedroom timber-framed cladded home could do with some updates including paint, but is comfortable and functional. It has carpeted bedrooms (two featuring split systems), a living room with both air conditioning and a slow combustion heater, and basic kitchen with a new electric oven.

The bathroom has shower and vanity, plus there's a separate toilet and a laundry with stainless steel wash trough and outside access.

Outside, the secure yard features a double garage with power and a concrete floor. The location is another drawcard, close to medical services and Naracoorte South Primary School.

Whether you're looking for a solid rental, a subdivision project, or both, this property is well worth a look. Be quick to organise your inspection with Lee on 0427 620 864.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P186185

SALE DETAILS

\$315,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Council: Naracoorte Lucindale

CT: 5509/183

Land Size: 1,103m2 approx

Rental appraisal: \$330 per week

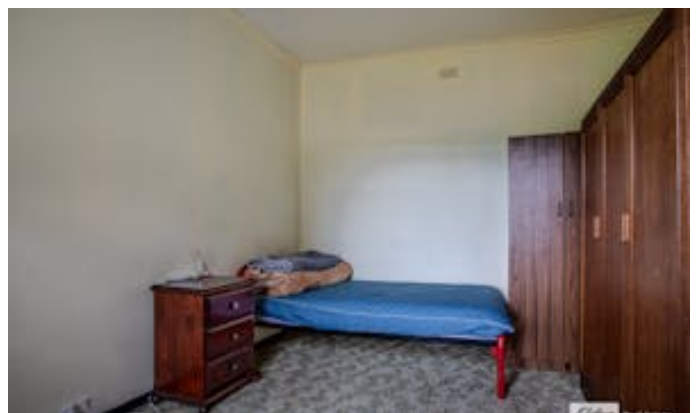
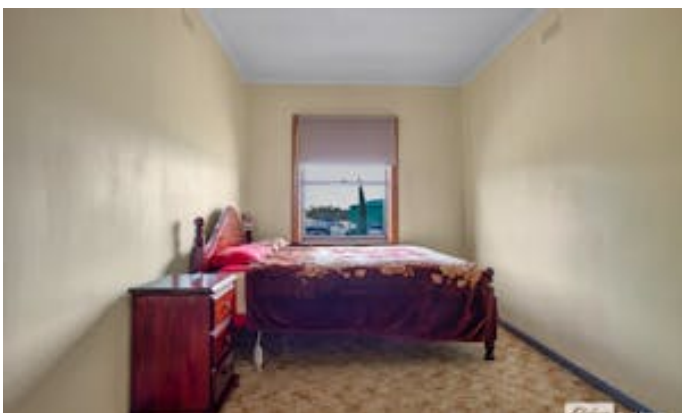
Council rates: \$1,406.25 per annum

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

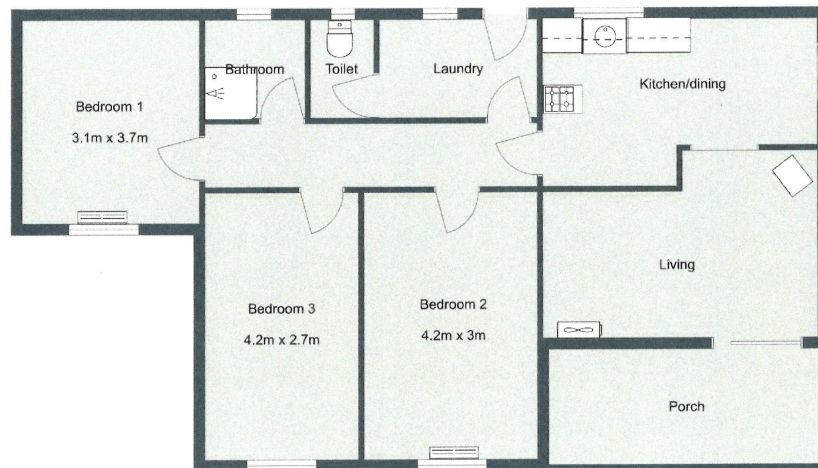
Other features: Car Parking - Surface, Carpeted, Close to Schools, Heating, Openable Windows, Pay TV Access

- Land Area 1,103.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY