



## 22 Gordon Street, NARACOORTE, SA 5271

### Central Gem with Endless Potential

This very compact 2-bedroom brick home is an unpolished gem, superbly located just a few minutes' walk from Naracoorte's main street.

Set on a low-maintenance 574m<sup>2</sup> allotment, the property is all about position and potential.

The simple, functional layout is ideal for a single person or couple. While the home would benefit from modern updates such as new flooring, fresh paint and upgraded heating and cooling, it offers an excellent blank canvas to add value.

Inside, a large living room with bay window is accessed via the front entry, with two well-proportioned bedrooms - main also with bay window - nearby.

The compact kitchen includes an electric oven and plenty of bench space, while the neat tiled bathroom features a shower and vanity, with a separate toilet. A tiled laundry, a convenient single car garage under the main roof and easy care front and rear yards complete the home.

**TYPE:** For Sale

**INTERNET ID:** 300P189506

#### SALE DETAILS

**\$370,000**

#### CONTACT DETAILS

**Naracoorte**

Shop 5/26 Robertson Street  
Naracoorte, SA

08 8762 7900  
RLA: 62833

**Lee Curnow**  
0427 620 864

Create your own centrally located home or capitalise on the strong rental demand - opportunities like this are becoming increasingly rare.

There has been a buzz around this property before it hit the market. Vacant for some time, it has long attracted envious glances from passers-by thanks to its central location and undeniable potential.

Be quick to book your inspection with Lee on 0427 620 864, or come along to the open inspection at 4:15pm - 5:00pm Thursday, January 15th.

Council: Naracoorte Lucindale

Council Rates: \$1,688.02 per annum

Rental appraisal: \$350 per week

CT: 5729/420

Land Size: 574m2 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, Close to Shops, Openable Windows, Pay TV Access

- Land Area 574.00 square metres
- Bedrooms: 2

- Bathrooms: 1
- Single garage







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY