

## 8 Poplar Street, NARACOORTE, SA 5271

### Superb Central Living - Low-Maintenance 2BR Home

Positioned in an unbeatable location just a one-minute stroll from the Kincaig Plaza shopping centre, this solid 2-bedroom brick home offers exceptional convenience without compromising on privacy.

Tucked away at the end of a no-through road on an 826m<sup>2</sup> allotment, it's a rare combination of central accessibility and private living.

The home is ideal for downsizers, singles, first-home buyers or investors seeking a manageable property with plenty of potential. A brand-new kitchen has already been installed, leaving only some painting and flooring for the new owner to complete and add their personal touch.

Step inside to a surprisingly spacious open-plan living and dining area, comforted year-round by a split-system air conditioner. The new kitchen features a gas cooktop, dishwasher and good storage.

Bedroom 1 is generously sized with built-in robes, while bedroom 2 is functional and versatile. The bathroom includes a shower, bath, toilet and vanity, and the large laundry

**TYPE:** For Sale

**INTERNET ID:** 300P189625

#### SALE DETAILS

**\$370,000**

#### CONTACT DETAILS

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

offers additional storage and outside access.

Outside, the fully fenced yard includes a double garage with concrete floor, power and sliding doors, plus a garden shed, and rainwater tank for drinking supply. There are extra parking options via paved areas at the front and side of the home.

Roller shutters are fitted to all windows for added comfort and security, and a 2kW solar system helps reduce power bills.

With its fantastic location, solid construction and the opportunity to value-add, this property represents outstanding buying. A smart choice for anyone seeking convenience, privacy and potential.

At this price point, we suggest booking your inspection as soon as possible on 0427 620 864.

Council: Naracoorte Lucindale

Council Rates: \$1,688.02 per annum

Rental appraisal: \$340/week

CT: 5188/293

Land Size: 826m2 approx

Zoning: Neighbourhood

Disclaimer: We have in preparing this information used our best endeavours to ensure

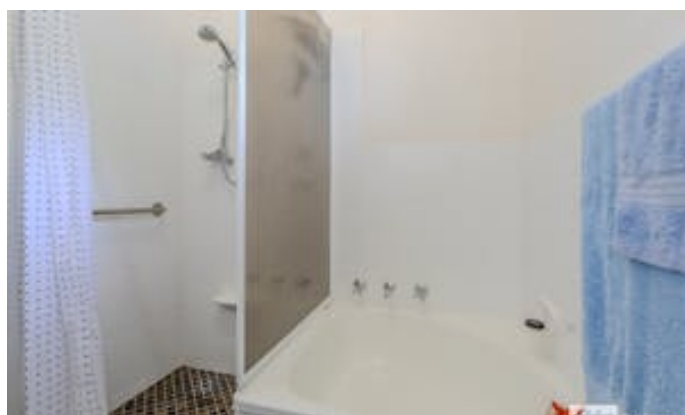
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

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: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating

- Land Area 826.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage



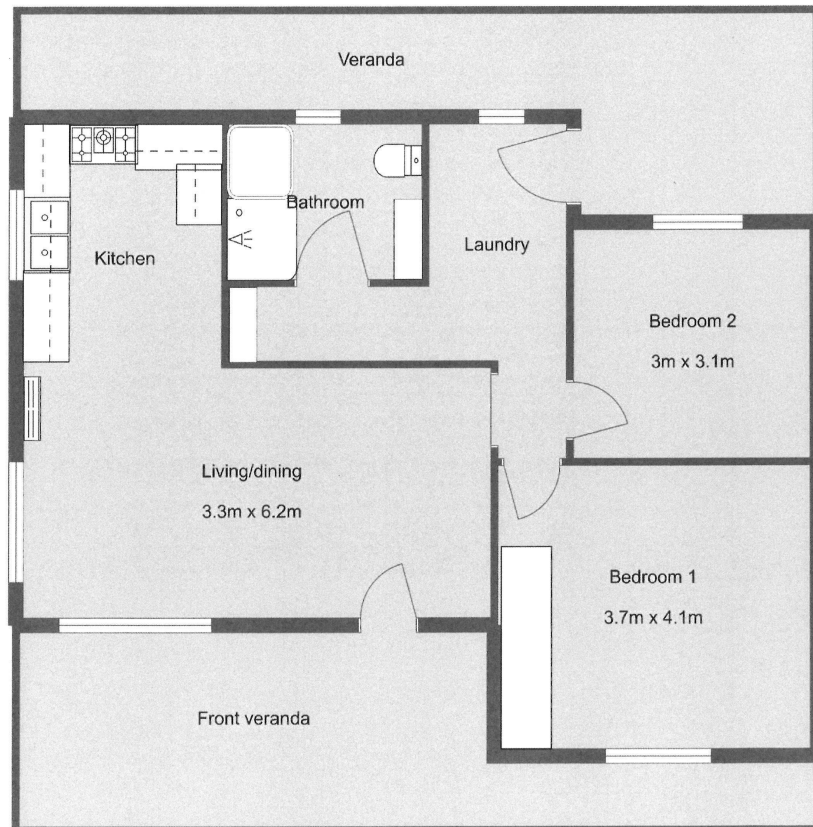












THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY