



## 23 Aitchison Avenue, NARACOORTE, SA 5271

**AUCTION:** Thursday 12th March at 11am

Set on a generous 726m<sup>2</sup> allotment, this spacious brick veneer home offers comfort, practicality, and exciting potential for homeowners and investors alike. With solid bones and a functional layout, a fresh coat of paint and new floor coverings will easily transform this property into something truly special.

The heart of the home features an open plan kitchen and dining area, complete with an abundance of cupboards and ample bench space-perfect for everyday living and entertaining. A separate lounge provides additional living space and is equipped with a gas heater and split system air conditioner for year-round comfort. Large picture windows in both living areas flood the home with natural light, creating a warm and inviting atmosphere.

Accommodation includes three well-sized bedrooms, with the main bedroom offering its own split system air conditioner and the second bedroom featuring built-in robes. The central bathroom includes a vanity and shower, with the convenience of a separate toilet. At the rear of the home, a large sunroom offers flexibility as a second living area, games room, or home office.

Outside, the property continues to impress with a low-maintenance yard-lawn at the

**TYPE:** For Sale

**INTERNET ID:** 300P189636

### SALE DETAILS

**AUCTION 12th March at 11am**

### CONTACT DETAILS

**Naracoorte**

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

**Sally Logan**  
0403 257 833

front and paved areas at the rear for easy care living. A drive-through carport with automatic roller door provides secure vehicle access to the backyard, where you'll find a 7.4m x 5.0m shed with power and concrete floor-ideal for storage, hobbies, or a workshop.

Located within walking distance to Naracoorte Primary School and positioned in a convenient setting, this property presents an excellent opportunity to enter the market or expand your investment portfolio in an area experiencing strong rental demand.

To arrange your inspection, contact Sally on 0403 257 833.

"Under instructions from the Public Trustee"

Council: Naracoorte Lucindale

Council Rates: \$1,853.42 per annum

CT: 5814/211

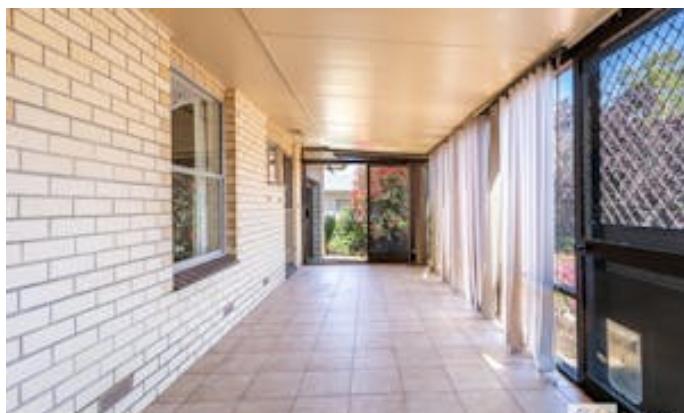
Land Size: 726m<sup>2</sup> approx

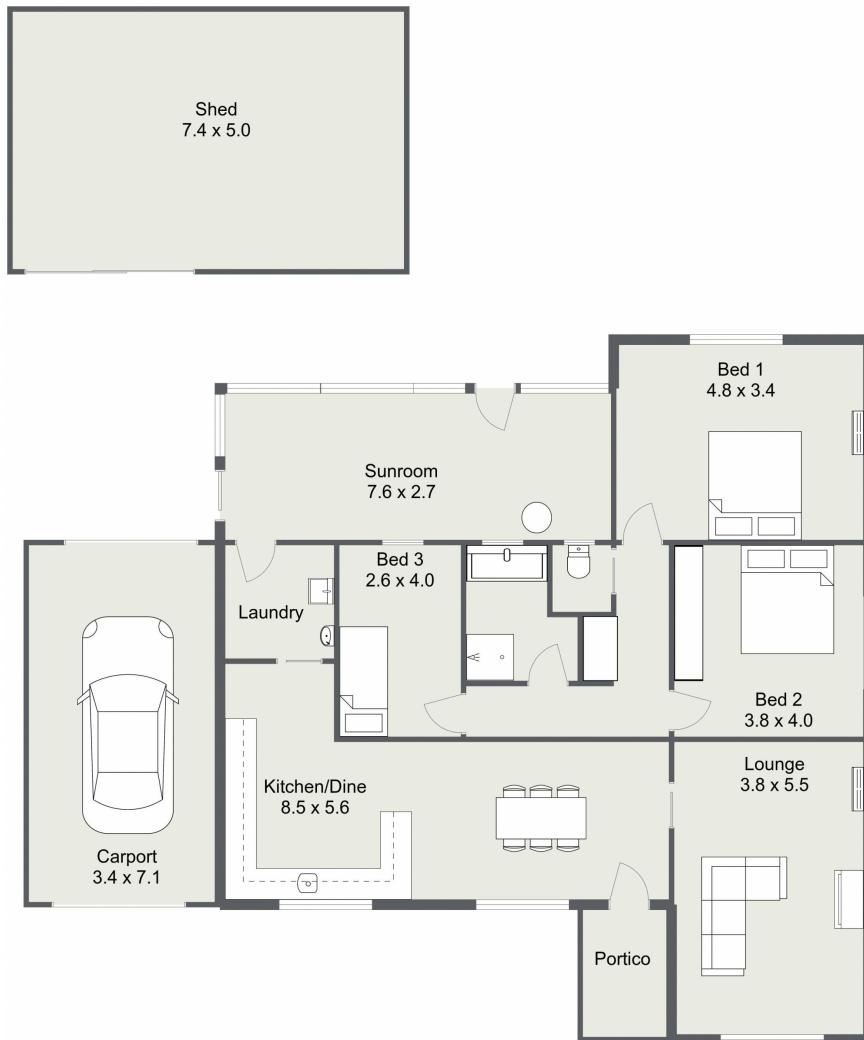
Zoning: Neighbourhood

**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

- Land Area 726.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY