



6 Pine Grove, NARACOORTE, SA 5271

Neat, Tidy and Ready to Move In on Pine Grove

DUE TO A HIGH AMOUNT OF INTEREST IN THIS PROPERTY, HIGHEST AND BEST OFFERS ARE INVITED BY 12 NOON WEDNESDAY FEBRUARY 4TH.

Positioned in one of Naracoorte's most improved and increasingly sought-after pockets, this solid 3BR stone home is located in Pine Grove, alongside the popular Panorama Crescent. These streets have quickly become among the town's most desirable residential addresses.

Neat, tidy and well presented, the home offers comfortable living with nothing to do but add a shed if desired. An attractive price point makes this property appealing to a broad range of buyers, including owner-occupiers and investors alike.

Polished floorboards feature throughout, complemented by tasteful modern updates. The open space living area heated and cooled with split system air conditioner and slow combustion heater flows into a meals area and updated kitchen with breakfast bar and electric appliances including dishwasher.

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: 300P191496

SALE DETAILS

\$395,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

All three bedrooms feature polished floorboards and have ceiling fans, main with built-ins, while the tiled bathroom is well appointed with large walk-in shower and vanity. The toilet is separate.

Updated laundry has excellent storage space. Rainwater of approximately 10,000 litres is plumbed throughout the home.

Set on a good-sized 743m² allotment, the property offers a neat front lawn and a spacious backyard including small deck, with ample room to construct a shed or further improvements (STCA).

Homes in this neighbourhood have been popular when hitting the market in the past 6 months, and this one promises to be no different. Vacant and available for inspection immediately, you will want to be quick to book with Lee on 0427 620 864.

Council: Naracoorte Lucindale

Council Rates: \$1,625.97 per annum

Rental appraisal: \$380-\$400/week

CT: 5735/162

Land Size: 743m² 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

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.

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

- Land Area 719.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Floorboards







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY