

18 Third Avenue, NARACOORTE, SA 5271

Entry-Level Investment in a Tight Property Market

This three-bedroom timber-framed home presents an ideal opportunity for investors or budget-conscious buyers.

Properties at this price point are becoming increasingly rare in Naracoorte, and high-yielding investments are harder to secure. With a fixed lease in place at \$350/week, enjoy an instant return on your investment right from settlement day.

The home offers a functional open-plan kitchen and meals area equipped with electric appliances, complemented by a separate lounge featuring a reverse-cycle air conditioner for year-round comfort.

All three bedrooms are well proportioned and carpeted, with floor coverings in good condition.

The bathroom is neat and practical, incorporating a vanity, shower over bath, and a separate toilet. A dedicated laundry with external access adds further convenience.

TYPE: For Sale

INTERNET ID: 300P192209

SALE DETAILS

\$335,000

CONTACT DETAILS

Naracoorte

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

Lee Curnow
0427 620 864

With a total block size of 889m2, the spacious backyard is a true blank canvas, offering ample room for shedding, extensions, or future improvements (STCA).

Well located within easy walking distance to the open spaces of Memorial Parklands, schools, and kindergartens, and with convenient access to medical facilities, this is a property with plenty to like and strong ongoing appeal.

Properties of this type have been snapped up in record time in the last six months, and this one promises to be exactly the same. Be quick to book your inspection with Lee on 0427 620 864.

Council: Naracoorte Lucindale

Council Rates: \$1,398.47 per annum

Tenancy details: Fixed lease until 21/8/26 at \$350/week

CT: 5680/923

Land Size: 889m2 approx

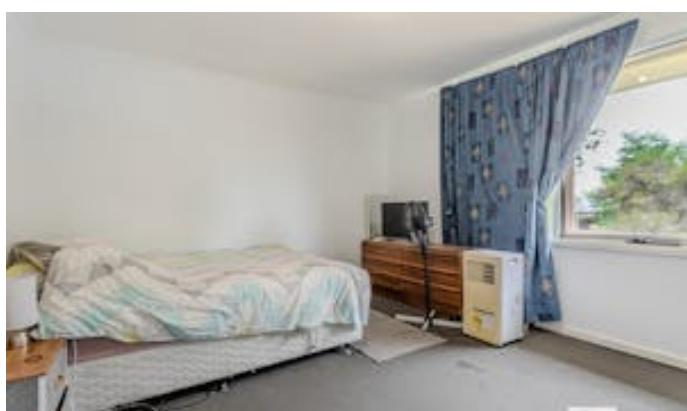
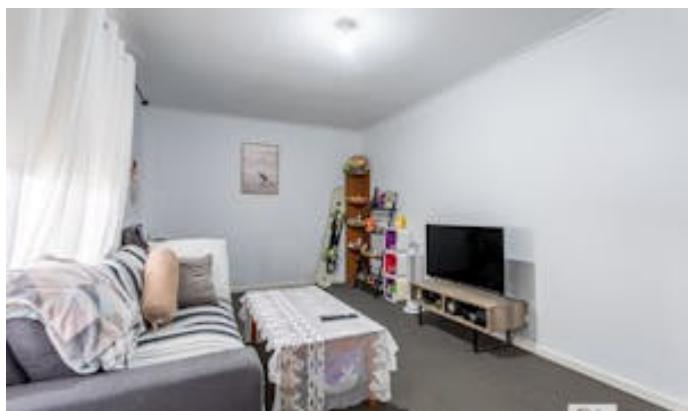
Zoning: Neighbourhood

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

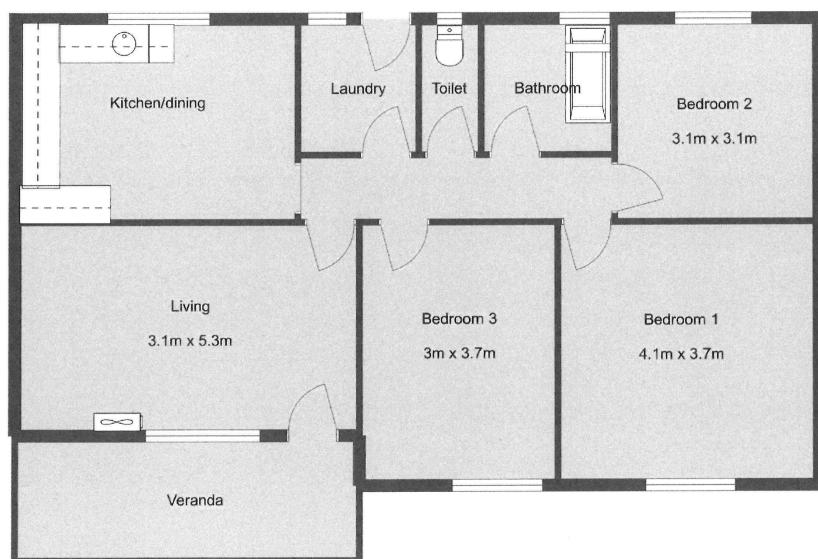
- Land Area 884.00 square metres
- Bedrooms: 3

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.

- Bathrooms: 1







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY