



## 84 Cedar Avenue, NARACOORTE, SA 5271

### Versatile Living with Space to Spare

Offering space, versatility and outstanding value, this substantial four-bedroom, two-bathroom home is well priced and ready to impress.

Timber framed with a brick facade to both the front and rear, the home enjoys a convenient location directly opposite Naracoorte South Primary School, making it an ideal choice for families or investors alike.

At the heart of the home is a modern kitchen featuring a breakfast bar and electric appliances, including a dishwasher. This central hub flows seamlessly to the dining/meals area, all comfortably heated and cooled by a slow-combustion heater and reverse-cycle air conditioner for year-round comfort.

A step down leads to the generous lounge/rumpus room, complete with sliding doors at either end providing easy access to both the front garden and the rear patio. This space has recently been refreshed with new flooring and paint, creating a light and inviting area for relaxing or entertaining.

All four bedrooms feature floating floors and ceiling fans. The main bedroom includes a

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**TYPE:** For Sale

**INTERNET ID:** 300P193296

**SALE DETAILS**

**\$440,000**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

walk-in robe, ceiling fan and private ensuite with shower, vanity and toilet, while the remaining bedrooms are serviced by the main bathroom with shower over bath, vanity and toilet.

The tiled laundry offers additional storage and a stainless-steel wash trough, and has 5,000 litres of rainwater plumbed to a tap.

Outdoors, enjoy a private front garden and a semi-enclosed rear patio, ideal for entertaining or quiet relaxation. The fully fenced back yard includes two garden sheds. Open parking is available on the concrete driveway.

Currently tenanted at \$415 per week, this well-rounded property presents an excellent opportunity as a first home, family residence or investment - ticking plenty of boxes for a wide range of buyers.

Private inspections are available strictly by appointment, call Lee on 0427 620 864 to book yours.

Council: Naracoorte Lucindale

Council Rates: \$1,915.47 per annum

Tenancy details: Fixed lease until 5/6/26 at \$415/week

CT: 5489/606

Land Size: 716m2 approx

Zoning: Neighbourhood

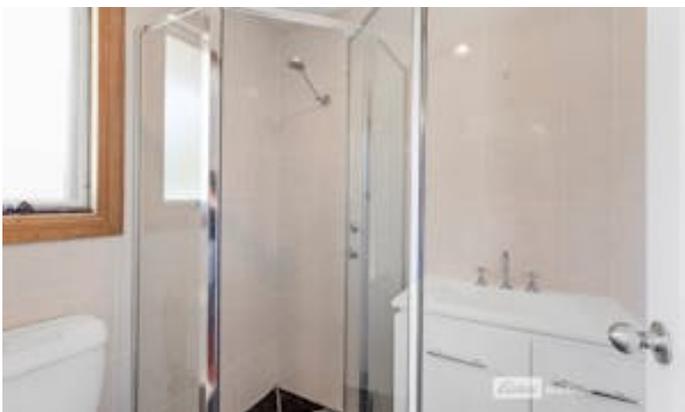
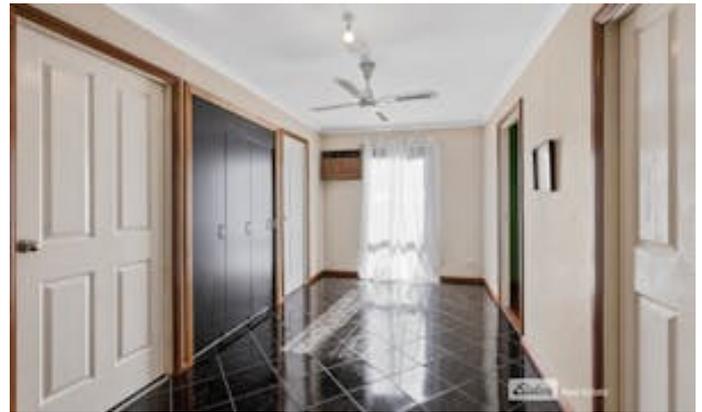
Disclaimer: We have in preparing this information used our best endeavours to ensure

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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, Heating, Openable Windows, Pay TV Access

- Land Area 716.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY