



61 Gramp Avenue, ANGASTON, SA 5353

Solid Home Smart Investment

Positioned in a convenient Angaston location directly opposite the local sporting precinct and within easy walking distance to the Angaston main street, this solid brick maisonette presents a practical and affordable investment opportunity, first home or retirement plan.

Built in 1940 and set on approximately 559m², the home offers a straightforward floorplan while retaining plenty of character, offering scope to add your own personal touch.

The lounge room is located at the front of the home and features timber floorboards and an open fireplace. The eat-in kitchen includes gas cooktop and oven with mains gas connected, reverse cycle split system, timber flooring and a distinctive blue leadlight window feature.

The property includes three good sized bedrooms, all with timber floorboards, with Bedroom 1 also fitted with a reverse cycle split system.

A centrally located bathroom services the home, complete with single vanity and

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TYPE: For Sale

INTERNET ID: 300P193647

SALE DETAILS

\$479,000 - \$499,000

CONTACT DETAILS

Barossa
127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

Teri Wenske
0409 687 465

shower over bath.

Externally, the property offers a single carport and an abundance of space, providing additional off-street parking and room for trailers and vehicles. The generous backyard presents endless possibilities for landscaping, entertaining areas, or further development (subject to council consent) - the perfect blank canvas to make your own.

A recent rental appraisal estimates a return of \$400 - \$420 per week, making this a strong option for investors seeking an entry-level property in the Barossa region.

With its solid construction, practical layout, and convenient location, 61 Gramp Avenue offers a straightforward investment with scope to add value over time.

Property Information

Council: The Barossa Council

Council Rates: \$1,487.15

Zoning: N Neighbourhood

Local Government Description: Residential

Year Built: 1940

Land Size: 559m²

Mains Water: Connected

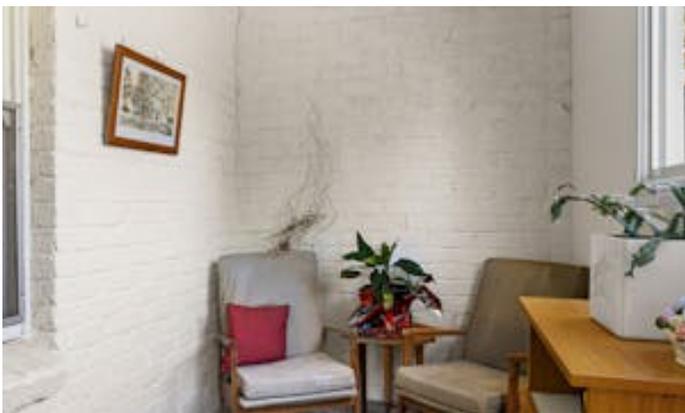
Mains Gas: Connected

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. Elders Real Estate RLA62833

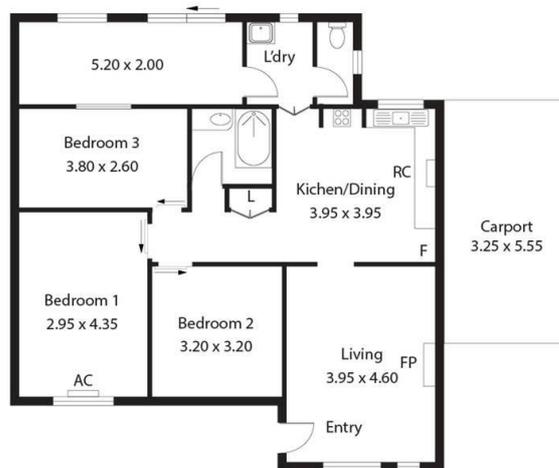
- Land Area 559.00 square metres
- Building Area: 84.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







61 Gramp Avenue
ANGASTON



Living:	92.09SQ.M
Carport:	18.04SQ.M
TOTAL:	110.13SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.