



38 James Street, KINGSTON SE, SA 5275

Solid, Central & Investment Ready!

Positioned in a convenient and sought after location, 38 James Street presents a fantastic opportunity to secure a solid Mount Gambier stone home just moments from the heart of Kingston SE.

Offering three bedrooms and a light-filled interior, this home is full of warmth and character, with a practical layout suited to comfortable everyday living.

Step outside and enjoy the lovely outdoor sitting area, the perfect space to relax while overlooking established gardens and mature trees that add privacy and charm to the property.

Additional features include shedding for storage or workspace, along with a rainwater tank, RC airconditioner, ceilings fans and much more enhancing the home's functionality.

Currently tenanted at \$350 per week with a lease until October 2026, this property presents an excellent investment opportunity, or the option to secure now and move in later. The current tenant has shown a strong interest in a long term tenancy prospect.

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: 300P194557

SALE DETAILS

\$490,000 - \$539,000

CONTACT DETAILS

Kingston

45 Holland Street

Kingston, SA

08 8767 4000

RLA: 62833

Kait Copping

0407 023 737

Located just a short walk to shops, cafes and local amenities, this is a prime position offering both lifestyle and convenience.

Key Features:

- Solid Mount Gambier stone home
- 3 bedrooms, 1 bathroom
- Light-filled living space
- Lovely outdoor sitting area
- Established gardens and trees
- Shedding for storage
- Rainwater tank
- Currently tenanted at \$350 per week
- Walking distance to town centre and amenities

A solid home in a great location with strong appeal for both investors and owner-occupiers alike.

Contact Kait Copping on 0407 023 737 or kait.copping@elders.com.au to find out more!

Disclaimer: We have in preparing this information used our best endeavors 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 638.00 square metres
- Building Area: 12.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2



