



18 Borlase Street, CEDUNA, SA 5690

Secure Investment with Quality Tenants in Place

Tucked away at the end of a quiet street with no-through road, this delightful residence captures a sense of privacy and calm, with glimpses of water views enhancing its street-front appeal. Offering an ideal blend of comfort and convenience, the home presents an outstanding opportunity for both savvy investors and future homeowners, with a long-term tenant already in place ensuring immediate rental return from the moment of purchase.

Upon arrival, a charming timber deck welcomes you inside, setting the tone for the warm and inviting interiors. The comfortable lounge is fitted with floating floors and serviced by a large reverse cycle air conditioner, creating a comfortable space to relax year-round. Flowing through to the combined dining and kitchen area, the home showcases a practical layout centred around an island bench with ample cupboard storage, complemented by durable vinyl flooring, a long stainless-steel sink, and a near-new electric oven with cooktop.

Designed with functionality in mind, the laundry and bathroom spaces are thoughtfully arranged. The laundry includes a stainless-steel wash trough, dedicated washing machine taps, and built-in storage, with the toilet conveniently positioned off this area. The bathroom is well-appointed with a corner shower, full-size bath, vanity, exhaust fan, and a mirrored wall cabinet for added storage.

Accommodation is generous, with three well-sized bedrooms accessed via a central

TYPE: For Sale

INTERNET ID: 300P194833

SALE DETAILS

\$295,000

CONTACT DETAILS

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Elaine Seal

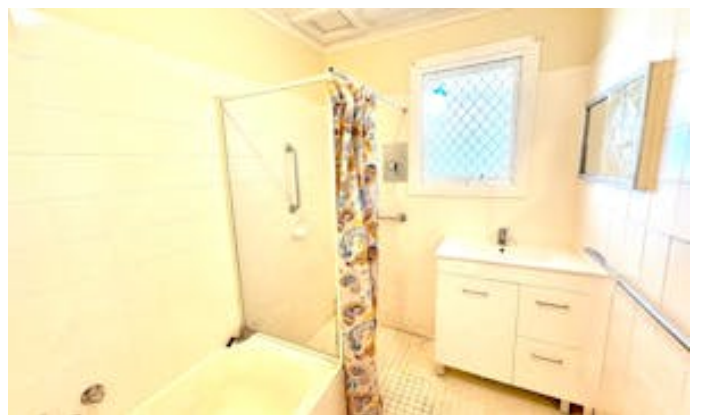
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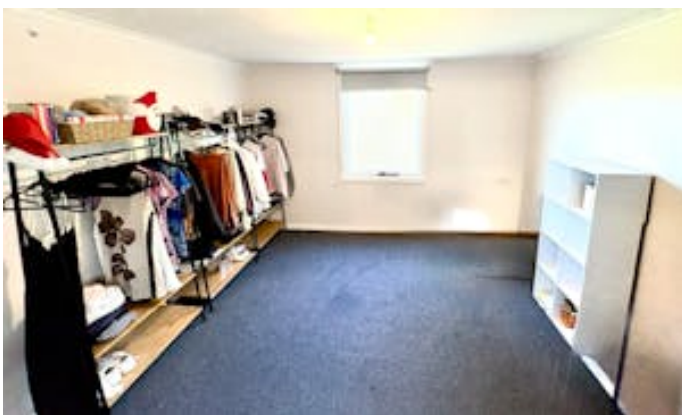
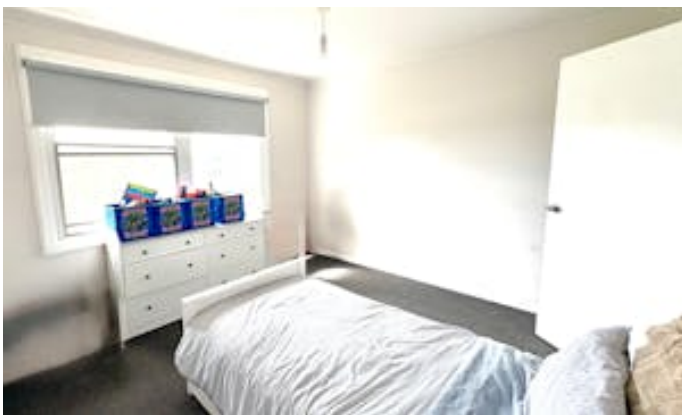
passage featuring linen cupboards. Window treatments include horizontal roller blinds cover most windows. The rear bedroom offers additional versatility, opening into an extended space that can easily serve as a fourth bedroom, rumpus room, or family retreat depending on your needs.

Outside, the established rear yard provides a tranquil setting with concrete pathways, mature trees and shrubs, along with two substantial 5,000-gallon rainwater tanks and a single garage. Recent upgrades, including a new roof and insulation installed in 2019, along with a security alarm system, add further value and peace of mind.

This is a compelling opportunity to secure a well-maintained property in a peaceful location with reliable returns already in place. Enquire today to arrange your viewing and explore the potential this charming home has to offer.

- Land Area 757.00 square metres
- Building Area: 123.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage









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Ceduna