



## 1 Pavy Drive, NARACOORTE, SA 5271

### Affordable Investment or First Home

Discover the perfect blend of convenience and opportunity with this well-positioned three-bedroom home, ideally located just around the corner from the local Primary School-perfect for families or savvy investors.

Set on a generous 893m<sup>2</sup> allotment, this property offers a spacious yet low-maintenance lifestyle. Step inside to a large sunken lounge, complete with a cozy slow combustion heater and ceiling fan-an inviting space to relax year-round. The open-plan kitchen and dining area is enhanced by a brand-new split system air conditioner, ensuring comfort and practicality.

Three bedrooms, with two featuring ceiling fans, while the third enjoys sliding door access to a front porch, ideal for a quiet morning coffee. The tiled bathroom includes a vanity and shower over bath, with the added convenience of a separate toilet. A functional laundry with external access completes the interior.

Outside, you'll find a single carport, plus both a garden shed and additional storage shed, perfect for tools, equipment, and extra storage needs.

**TYPE:** For Sale

**INTERNET ID:** 300P195843

#### SALE DETAILS

**\$350,000**

#### CONTACT DETAILS

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Sally Logan**

0403 257 833

Currently tenanted at \$300 per week on a periodic lease, this property offers immediate rental income with the flexibility to move in or update to suit your vision.

Whether you're looking to invest or create your own home, this is an opportunity not to be missed. Contact Sally on 0403 257 833 today to arrange your inspection.

Please note: Photos were taken prior to the current tenancy.

- Land Area 893.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY