



173 Gordon Street, NARACOORTE, SA 5271

Modern Updates, Flexible Living & Investment Appeal

This well-presented four-bedroom, two-bathroom timber-framed home offers modern comfort, practical living, and excellent investment potential.

Boasting impressive street appeal, the home has been enhanced with new exterior cladding, creating a fresh and contemporary look.

Inside, thoughtful updates continue throughout, including a stylish modern kitchen featuring electric appliances, a dishwasher, and a breakfast bar that overlooks the light-filled living area complete with a split-system air conditioner.

Adding to the home's versatility is a spacious second covered living area, created by enclosing the rear garage. This flexible space could easily be converted back to a shared living area and garage, with roller door access already in place.

The main bathroom includes a shower, vanity, and toilet, while the recently renovated ensuite adjoining the master bedroom features a large walk-in shower, vanity, and a second toilet.

TYPE: For Sale

INTERNET ID: 300P197387

SALE DETAILS

\$465,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

All four bedrooms are carpeted, with the master bedroom also offering the comfort of a ceiling fan.

Further value is added with a brand-new roof, ceiling insulation, and rainwater connected for drinking.

Outside, a neat front lawn and attractive side garden create a warm and welcoming setting with minimal maintenance required on a compact 594m² corner allotment.

With a rental appraisal of approximately \$415 per week, this property presents an outstanding opportunity for investors.

Good sized properties in this price range are not common in Naracoorte, and this one will be popular. Be quick to make an enquiry with Lee on 0427 620 864.

Council: Naracoorte Lucindale

CT: 6260/26

Land Size: 594m² approx

Council rates: \$1,500 per annum

Rental appraisal: \$415 per week

Zoning: Neighbourhood

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

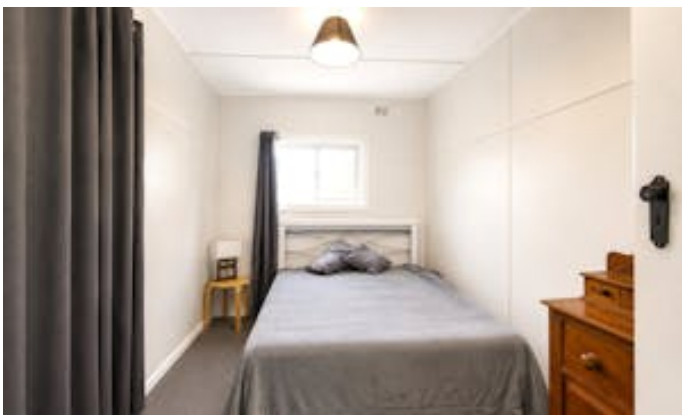
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

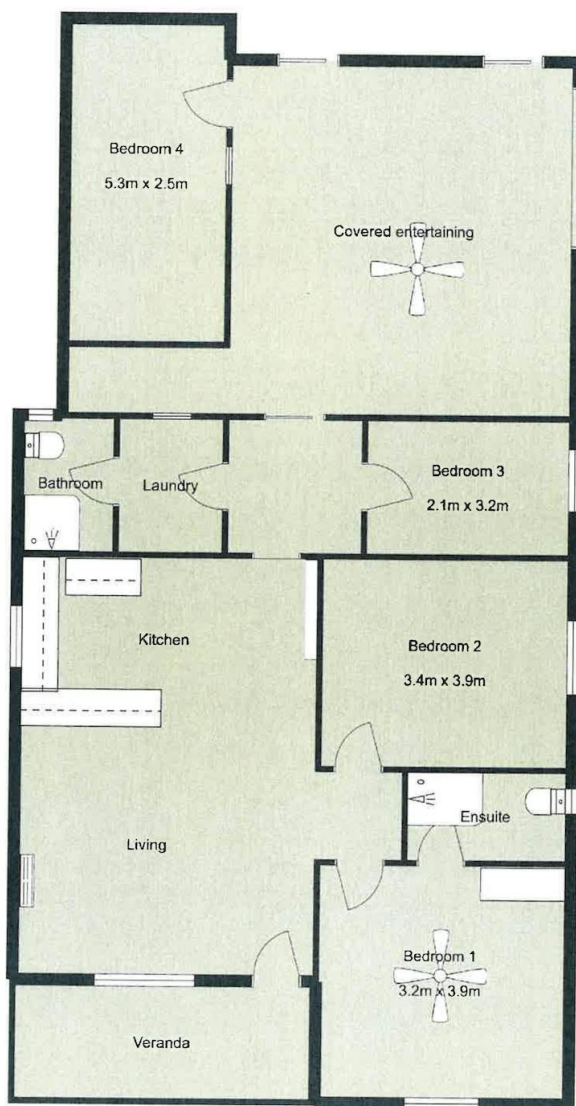
Other features: Car Parking - Surface, Carpeted, Close to Schools, Heating, Openable Windows, Pay TV Access

- Land Area 594.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY