



8 Rolland Street, NARACOORTE, SA 5271

Opportunity Meets Potential

Just minutes from the town's main street, this tastefully renovated timber-framed cottage offers comfort today and exciting possibilities for the future.

Set on a generous 689m² allotment and already divided by a fence line, the property presents an excellent opportunity for subdivision (subject to council consent), making it an attractive option for investors, developers, or those seeking room to grow.

Inside, the home features two bedrooms plus a versatile office/storage room, complemented by a light-filled open-plan living area with floating floors, split-system air conditioning and electric appliances. The bathroom is conveniently located at the rear of the home, while the external laundry includes built-in storage.

Enjoy your morning coffee on the welcoming deck, perfectly positioned to capture the warmth of the rising sun. A single carport provides sheltered parking, with additional off-street parking available. The separate shed on the vacant portion of the allotment offers practical storage for tools and equipment.

Currently leased at \$330 per week, this property delivers immediate rental income while

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TYPE: For Sale

INTERNET ID: 300P198132

SALE DETAILS

\$410,000-\$420,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Sally Logan

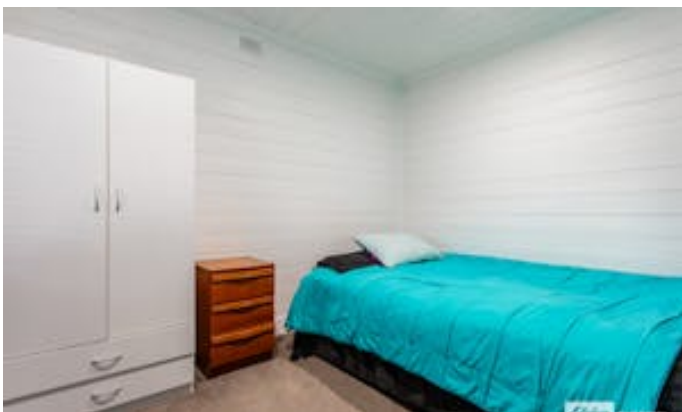
0403 257 833

offering outstanding future potential for expansion, redevelopment, or subdivision (STCC).

Investment, lifestyle, and opportunity all in one package.

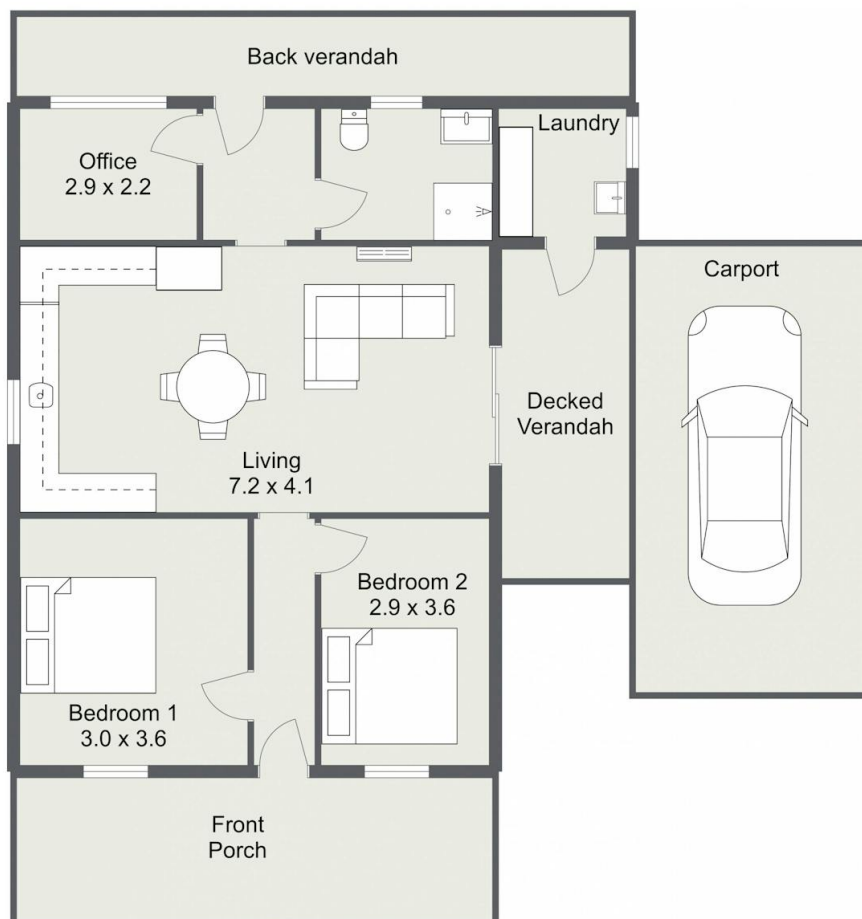
For further information or to arrange an inspection, contact Sally on 0403 257 833.

- Land Area 689.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY