

## 13 Stewart Terrace, NARACOORTE, SA 5271

### Tenanted Stone Home in Convenient Location

An excellent investment opportunity with a tenant already in place, or an affordable option for first-home buyers.

This solid stone home built in 1930 could benefit from some updates, but offers a flexible 2-3 bedroom layout and is conveniently located within easy walking distance of local schools and the main street.

Inside, two generously sized bedrooms are carpeted and have ceiling fans, while an additional rear room provides flexibility as a third bedroom, home office, or storage space.

The home has a functional galley-style kitchen with electric appliances and a bathroom complete with shower over bath. The toilet is located off the laundry.

The carpeted living room is a good size and includes a new split-system air conditioner as well as slow combustion heater for year-round comfort.

**TYPE:** For Sale

**INTERNET ID:** 300P198250

#### **SALE DETAILS**

**\$355,000**

#### **CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

Outside, the securely fenced backyard features a pergola for outdoor entertaining and a garden shed for extra storage. Undercover parking is provided by a carport alongside the house.

Currently tenanted at \$335 per week, this property presents a ready-made investment or a home with plenty of potential to make your own.

Not many properties come up in this price range in Naracoorte, be quick to express your interest by contacting Lee on 0427 620 864 or [lee.curnow@elders.com.au](mailto:lee.curnow@elders.com.au).

\*\* Please note: The vendor declares an interest in the property as a licensed real estate agent.

Council: Naracoorte Lucindale

CT: 5711/404

Land Size: 590m2 approx

Rental return: \$335 per week on fixed lease until 9/4/27

Council rates: \$1,344.72 per annum

Zoning: Neighbourhood

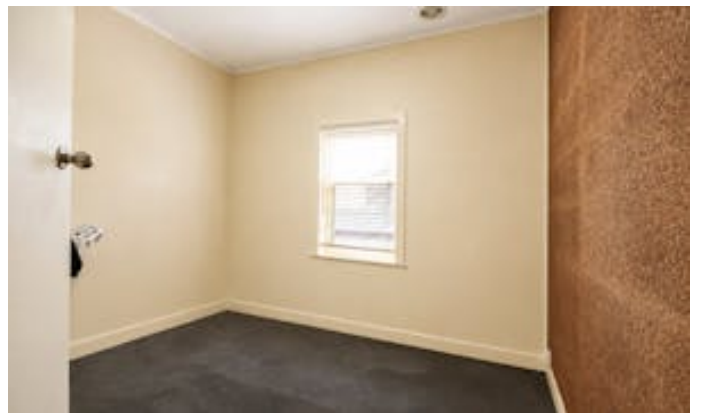
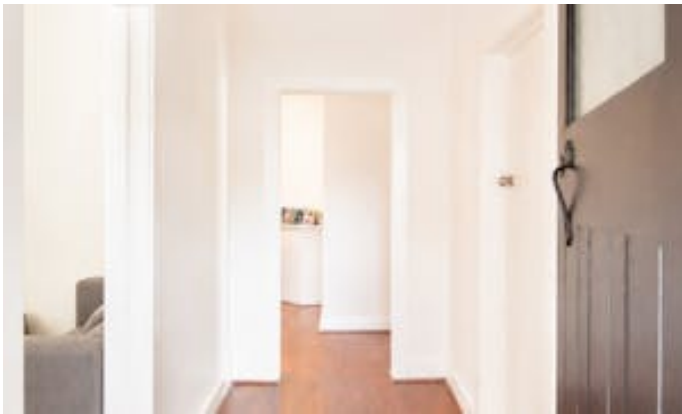
**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility

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.

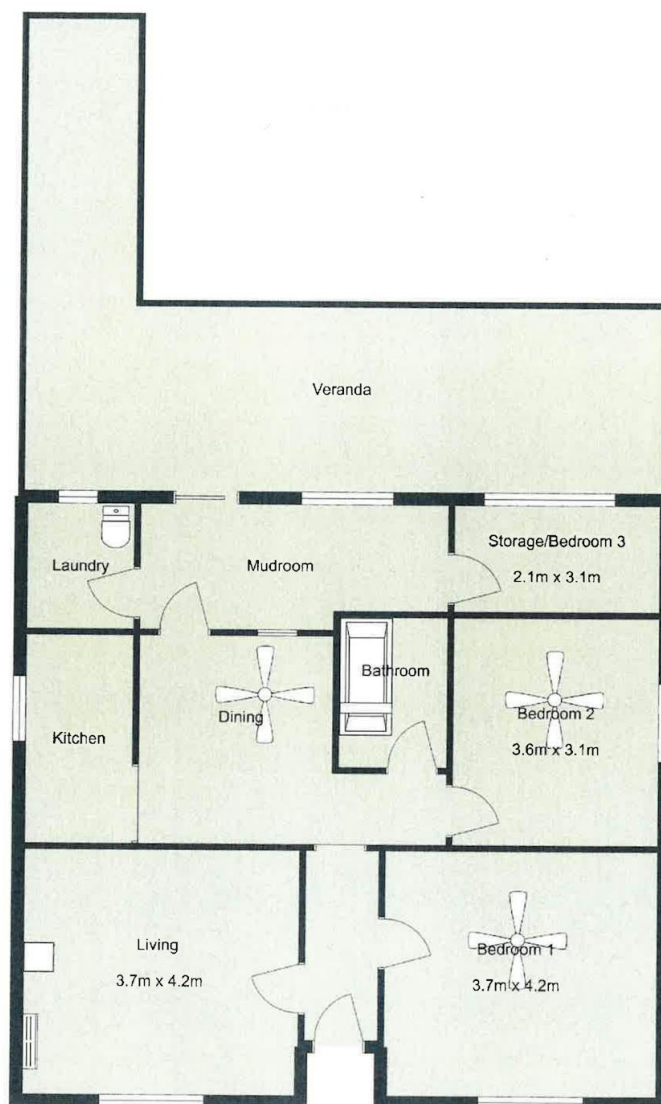
and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating

- Land Area 590.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY