



13 Aitchison Avenue, NARACOORTE, SA 5271

Stone Home with Granny Flat & Development Potential on 1,797m²

Positioned on a substantial 1,797m² allotment, this charming three-bedroom stone home presents an exceptional opportunity for homeowners, investors and developers alike.

Offering immediate comfort, valuable rental potential and exciting future possibilities, the property includes a self-contained granny flat and a separate vacant allotment of approximately 660m² at the rear (development STCA).

The character-filled home features three comfortable bedrooms, a fresh, updated interior with newly repainted dÃ©cor, and an upgraded kitchen complete with gas cooking and dishwasher. The lounge and separate dining room are enhanced by floating timber-look floors, while year-round comfort is ensured with a split-system air conditioner and a slow combustion heater.

The family bathroom includes a shower, bath and vanity, with a separate toilet for added convenience.

Step outside to a paved, covered entertaining area with a cosy wood heater, creating

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TYPE: For Sale

INTERNET ID: 300P198645

SALE DETAILS

\$485,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

the perfect space to enjoy throughout the seasons. An attached single garage provides secure parking at the front of the home, while energy costs are kept to a minimum with the addition of 15 solar panels and a 10kW battery system.

Privately positioned behind the main residence and accessed via the driveway, the self-contained granny flat offers shared living and bedroom space, a kitchenette and bathroom with shower and toilet. Previously rented separately from the main home, it provides an excellent opportunity for additional income, guest accommodation or extended family living.

Adjacent to the granny flat is a double shed with sliding door access, adding valuable storage or workshop space.

Completing this outstanding package is a separate vacant allotment of approximately 660m² at the rear of the property, also accessed via the driveway. There is also an unequipped bore available.

Whether you're considering future development, another dwelling or simply enjoying the extra space (STCA), the possibilities are plentiful.

A rare offering combining character, versatility and exceptional future potential, this is an opportunity not to be missed. Be quick to book your inspection with Lee on 0427 620 864.

Council: Naracoorte Lucindale

CT: 5600/494

Land Size: 1,797m² approx

Rental appraisal: \$460/week

Council rates: \$1,844.90 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 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: Openable Windows

- Land Area 1,797.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY