



## 14 First Avenue, NARACOORTE, SA 5271

### Move Straight In or Invest

Set on a generous 983m<sup>2</sup> allotment in a convenient location, this well maintained timber-framed home offers comfort, space, and outstanding value. Positioned with Memorial Oval at the end of the street and just a short distance from schools and the town centre, it's an ideal opportunity for families, first home buyers, or savvy investors.

The light filled, north facing open plan living area creates a warm and inviting space to relax, complete with a central slow combustion heater, split system air conditioning, and ceiling fan for year-round comfort. The well appointed kitchen features ample bench space and excellent cupboard storage, making everyday living a breeze.

Offering three generously sized bedrooms, all with ceiling fans, two with split system air conditioners and one with built-in robes, the home is designed for practical family living. The bathroom includes a spa bath, separate shower, and vanity, while the toilet is conveniently located adjacent to the expansive laundry.

Step outside and you'll discover an entertainer's dream - a massive paved and covered pergola perfect for gatherings with family and friends. Tradies, hobbyists, and those needing extra storage will appreciate the impressive 9.3m x 6.3m powered shed with a concrete floor, along with additional shedding for tools and garden equipment.

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.

**TYPE:** For Sale

**INTERNET ID:** 300P199027

**SALE DETAILS**

**\$420,000**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Sally Logan**

0403 257 833

Further features include:

Securely fenced yard

Rainwater connected throughout the home (excluding toilets)

10kW solar system to help reduce energy costs

New flooring throughout the living area and bedrooms

Whether you're looking for a comfortable home to move straight into or a quality investment ready to rent from day one, this property ticks all the boxes. Don't miss your opportunity to secure this feature-packed property in a sought after location.

Contact Sally on 0403 257 833 to arrange an inspection.

Council: Naracoorte Lucindale

CT: 5440/534

Land Size: 983m<sup>2</sup> approx

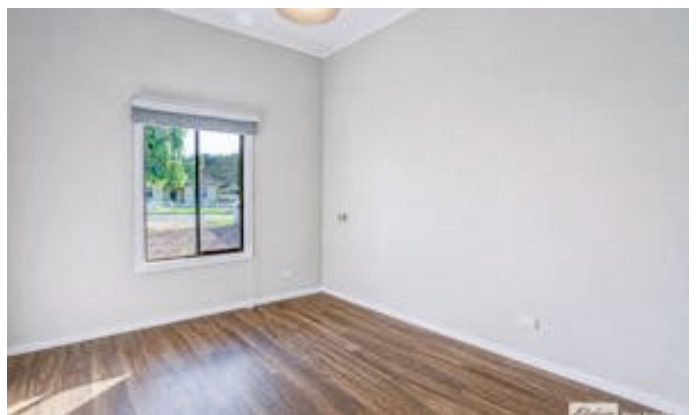
Rental appraisal: \$420-\$430/week

Council rates: \$TBA per annum

Zoning: Neighbourhood

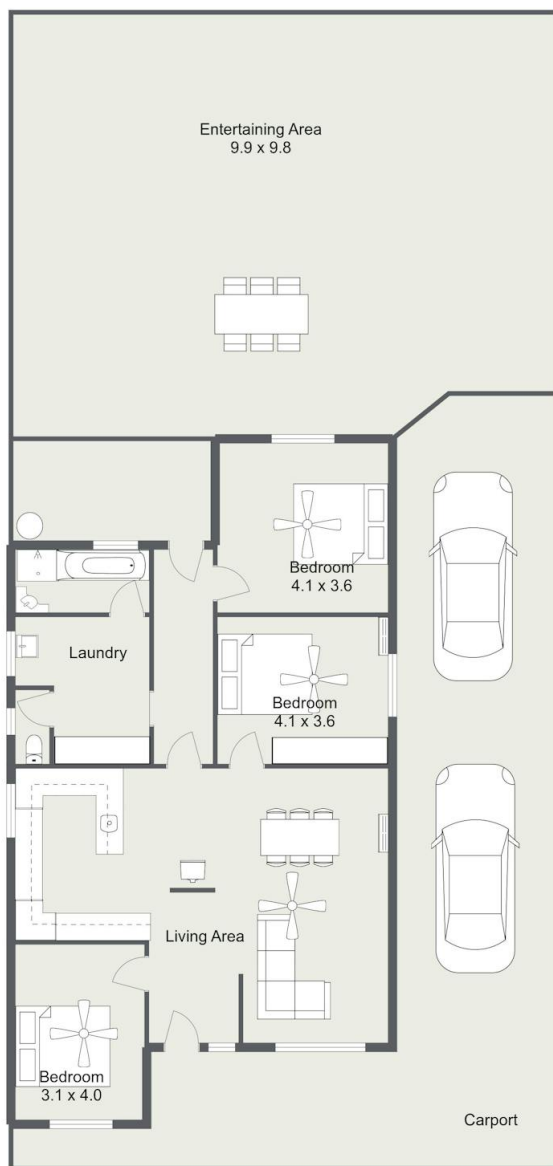
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 983.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY