



3 Fourth Avenue, NARACOORTE, SA 5271

Big Block, Great Location, Easy Living

Well located and generously proportioned, this solid four-bedroom brick home offers comfortable family living at an attractive price point.

The property is set on an oversized 1,139m² allotment and is within easy walking distance of Naracoorte Hospital, the main street and popular attractions including the Memorial Parklands, schools and kindergartens.

The home features good-sized rooms, an open-plan living layout and an abundance of undercover parking. The front of the home is enhanced by established gardens, a large covered pergola and a double carport that leads through to a garage.

Inside, the kitchen and meals area is equipped with electric appliances including a dishwasher and flows seamlessly into a comfortable living space with ceiling fan and split system air conditioning.

All four bedrooms are positioned at the southern end of the home, three with built-in robes and the main bedroom featuring a ceiling fan. The bathroom includes a shower, vanity and toilet, with the added convenience of a second toilet located off the laundry.

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: 300P50874

SALE DETAILS

\$495,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Entertaining and outdoor living are well catered for with both front and rear covered pergolas, the rear overlooking a neat and secure backyard. Additional features include solar panels to help reduce electricity costs and rainwater connected via tap.

A well-presented home on a large allotment in a highly convenient location, ideal for families, retirees or investors alike.

Private inspections are welcomed by phoning Lee on 0427 620 864, or emailing lee.curnow@elders.com.au.

Council: Naracoorte Lucindale

Council Rates: \$2,018.87 per annum

Rental appraisal: \$430/week

CT: 5570/192

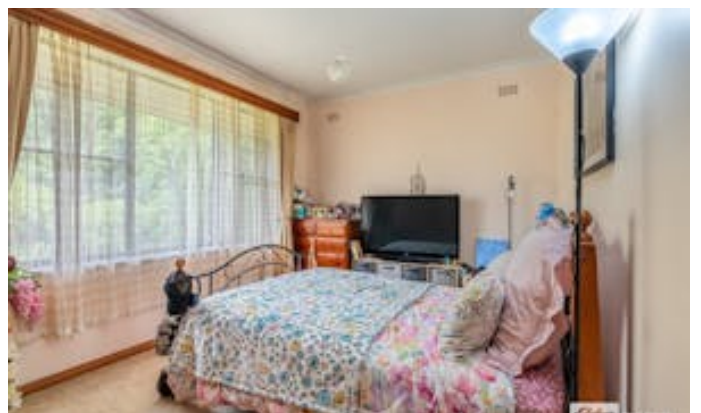
Land Size: 1,139m2 approx

Zoning: Neighbourhood

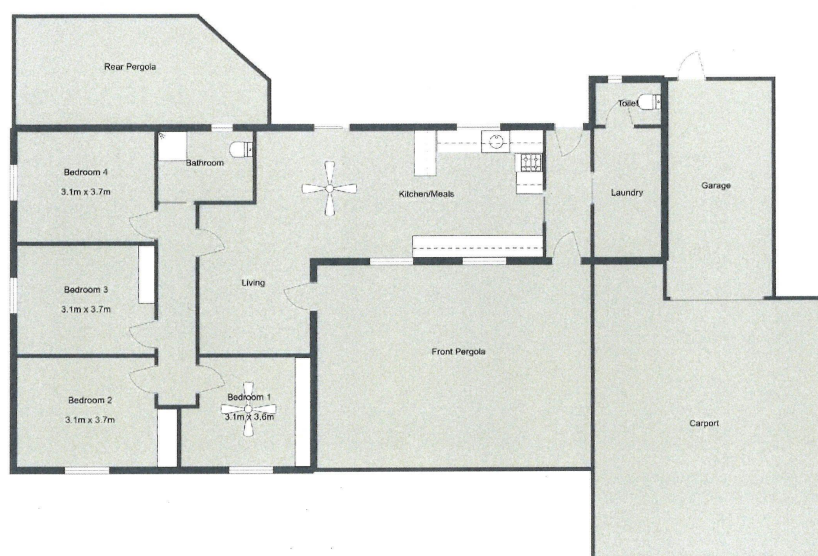
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Other features: Car Parking - Surface, Carpeted, Close to Schools, Heating, Openable Windows, Pay TV Access

- Land Area 1,139.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Double carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY