

1 Derwent Close, Port Augusta, SA 5700



Sold House

Wednesday, 6 September 2023

1 Derwent Close, Port Augusta, SA 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 627 m2

Type: House

\$150,000

1 Derwent Close offers an excellent investment opportunity. This brick half maisonette, sits on a 627m² corner allotment. It's an attractive choice for investors seeking to diversify their portfolio. The property is currently leased at \$190 per week, with a long-term tenant in a fixed lease until October 2023. This steady rental income provides a secure financial foundation for investors. Situated in a convenient location, 1 Derwent Close provides easy access to essential services. Residents can enjoy the proximity of a nearby cafe and various food services, ensuring comfort and convenience. 1 Derwent Close combines a robust brick construction, reliable rental income, and access to nearby amenities, making it an appealing investment opportunity for those looking to strengthen their property portfolio. Contact Charmaine on 0428 656 181 for more information or inspection. FOR THE INVESTOR Fixed Tenancy: 5/10/2022 - 4/10/2023 Rent per week: \$190 Rent Return: 6.5% Land: 627m² Year Built: 1949 Council Rates: \$1,710.97 p.a. (2023/24) Zoning: Suburban Neighbourhood Easements: Yes (Shared party wall) Water available: Yes Sewer available: Yes Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.