

1 Knott Street, Mount Barker, SA 5251

House For Sale

Wednesday, 24 April 2024



1 Knott Street, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 636 m2

Type: House



Clint Ray

0419244502



Lauren Grant

0427824650

\$635,000 - \$675,000

Welcome to 1 Knott Street, Mount Barker, the perfect blend of convenience and charm. This corner property presents a remarkable opportunity for investors or homeowners seeking to maximize their returns. The home could be let separately as a 3 bed 1 bath and 1 bed 1 bath investment to maximise rental return. Enjoy the benefits of strong and consistent rental income in an area of high demand, thanks to the property's prime location to the town centre and attractive features. Built in 1950, featuring three bedrooms and one bathroom, the main residence boasts high ceilings and distinctive features, including fretwork and ornate ceiling roses. A split system air conditioner ensures year-round comfort, while the kitchen exudes a rustic country feel. Outside, the neatly manicured gardens enhance the property's exterior, creating a welcoming ambience for residents and guests alike. This section of the property is bursting with charm and is the perfect space to put your own touches on. Adjacent to the main house, the fully self-contained unit offers a cozy retreat with one bedroom and one bathroom. Recently painted throughout and fitted with new flooring, this space radiates freshness and functionality, making it an inviting haven for tenants seeking low maintenance and easy access to the centre of Mount Barker. Your options are endless:

- Use the home as a functional 4 bedroom 2 bathroom home
- Live in one section and rent the other side out
- Live in the residence whilst renovating and gain income from the unit
- Once fully renovated potential total income could be \$800/week
- Rent both out and move into the home later, the choice is yours

Property in this town centre location is becoming rare as Mount Barker experiences major growth. Situated within walking distance to Gawler Street in the town centre offering cafes, restaurants, shopping and cinemas you have everything on hand! Mount Barker High School and St Mark's private school are only a few steps away. This property ticks all the boxes for value and return. Don't miss out on the chance to own this stunning property in the heart of town. CALL LAUREN GRANT (0427 824 650) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION

Specifications: CT / 3587/690 Built / 1950 Council / Mount Barker District Council Zoning / Residential Land / 637sqm

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.