

# 11 Kuranda Street, Port Lincoln, SA 5606

REAL ESTATE

## Duplex/Semi-detached For Sale

Friday, 3 November 2023

11 Kuranda Street, Port Lincoln, SA 5606

Bedrooms: 4

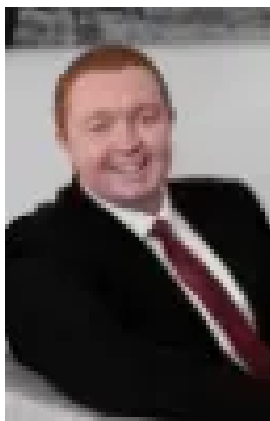
Bathrooms: 1

Parkings: 2

Area: 600 m2

Type:

Duplex/Semi-detached



Jordan Foster  
0428926789

**\$289,000**

Jordan Foster is pleased to present to you 11 Kuranda Street, Port Lincoln! This charming duplex property offers a comfortable lifestyle for you and your family. With Ravensdale Sporting Complex located at the end of the road and Navigator College and the Port Lincoln Marina around the corner, making this an attractive position. Featuring three internal bedrooms & a fourth in the detached rumpus room, one bathroom with separate toilet off the laundry, this home provides ample space for everyone. The property also includes a single shed with attached carport. In addition to its practical layout, this property also boasts a range of modern updates with recently new carpets and a fresh coat of paint in the last few years, plus a brand new hot water service. The home oozes a warm and inviting atmosphere, making it easy for you to envision your own personal touch. The kitchen is well-appointed with updated cabinetry and modern freestanding electric oven/stove-top. With an eat-in dining, this is a functional space for preparing meals and entertaining guests at the same time. Situated on a generous 600 sqm (approx.) land area, this property offers a backyard where you can relax and enjoy the outdoors with lawn, garden beds and a sheltered patio area. There is also side gate access to the shed. This property is a fantastic opportunity for investors seeking potential for high returns and value knowing you have the benefit of a detached rumpus room, plus shed. Contact Jordan Foster on 0477 097 941 for more information. Offering great returns. Currently rented for \$300 per week. In the current market, we estimate the property could achieve \$400 per week at renewal. This is an opinion only and is not to be taken as a sworn valuation or relied upon. Land Size: 600m2 approximately Council Area: City of Port Lincoln Council Rates (2023-2024): \$1,307.25 per annum, approximately SA Water (2023-2024): Supply \$74.20 per quarter + Sewerage Access Charge \$79.50 per quarter, approximately + Water Usage Disclaimer: Measurements and boundary outlines are approximate and are to be used as a guide only. All information provided including rates and distances have been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy. We take no liability for any errors or omissions. Interested parties should conduct their own research to verify the accuracy of the information provided. RLA 274962