

12 Laffer Street, Nangwarry, SA 5277



Sold House

Friday, 29 September 2023

12 Laffer Street, Nangwarry, SA 5277

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 756 m2

Type: House



Amanda Bowd
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Vicki Quinn

\$195,000

Vicki Quinn and Amanda Bowd welcome you to 12 Laffer Street Nangwarry, for either the seasoned investors or those looking to get into the investment game! This 3-bedroom, 1-bathroom house is now on the market and ready for investors to take it on. Situated on a generous 756 sqm block, this property offers plenty of space. The lounge has the comforts of slow combustion wood heating and a split system reverse cycle. The kitchen boasts ample storage and bench space and a near new electric cooker and upgraded floor coverings. The three bedrooms are well-sized and offer plenty of natural light. The bathroom features a shower, and vanity, while a separate toilet adds convenience for busy mornings. With a building area of approx. 95 sqm, this home provides a comfortable and functional layout for everyday living. Electric Hot Water System, NBN connection and water softener is already connected at the property. Built in 1950, this home exudes character and charm, offering a glimpse into the past while providing the opportunity to create your own modern haven. The land area provides ample space for outdoor activities, gardening, or even extending the existing dwelling (subject to council approval). Leased to the current tenants who have called this property home for the last 8 years at \$200 per week until 05/09/2024. Additional Information: Land Size: Approx. 756m². An updated rental appraisal has been conducted, suggesting a rental income of approximately \$220 - \$230 per week. Water Rates: Approx. \$74.20 Per Quarter. Sewer Rates: Approx. \$79.50 Per Quarter. Council Rates: Approx. \$273.00 Per Quarter. Nestled within proximity, you'll find the Nangwarry Primary School as well as schooling within Mount Gambier, ensuring a convenient education option for families. The Nangwarry Sportsman's Club, as well as close to all Mount Gambier's offerings, while the newly expanded Tarpeena timber mill signifies the area's growth potential, hinting at economic possibilities and employment prospects, the main industry being forestry. Located 30km from Mount Gambier and a short 19km from the world-famous Coonawarra wine region. Seamlessly blending tranquility with easy access to essential amenities in both directions and exciting local developments, this property offers the best of both worlds. To explore this remarkable property further, or for any inquiries, please reach out to our dedicated duo, Vicki Quinn and Amanda Bowd. Feel free to also get in touch with the Property Management team at SAL Real Estate, Mount Gambier, for more details on managing this property.