

# 12 Moorhouse Terrace, Riverton, SA 5412

## Sold House

Friday, 3 November 2023

12 Moorhouse Terrace, Riverton, SA 5412

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 668 m2**

**Type: House**



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**\$265,000**

Welcome to 12 Moorhouse Terrace, Riverton – a delightful double brick home nestled in the heart of this charming locale. Built in the 1960s, this property offers a comfortable and inviting space for its new owners. Situated on a generous 668m<sup>2</sup> allotment, this residence is conveniently located just a short stroll away from the main street, ensuring both convenience and a quiet neighbourhood ambiance. As you step inside, a spacious lounge room greets you, featuring a wall unit air conditioning system to ensure comfort throughout the seasons. The house is adorned with carpets that flow throughout, with the added attraction of wooden floorboards beneath. The property boasts two generously sized bedrooms, providing ample space. Adding both security and comfort, electric roller shutters adorn the sleeping, dining area and laundry, offering privacy and climate control. Beyond its appeal as a lovely home, this property presents an enticing opportunity for investors. A recent rental appraisal indicates a potential rental return ranging between \$280 to \$300 per week, making it an appealing prospect for those looking to expand their portfolio with a promising asset. Notably, new fencing lines the rear boundary of the property, ensuring privacy and security for its residents while also contributing to the overall appeal and value of the premises. Whether you're seeking a new home or looking to expand your investment portfolio, 12 Moorhouse Terrace stands as an attractive option in the Riverton area, offering comfort, potential, and a prime location. Don't miss the chance to make this promising property your own! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833