

**13 Stoddart Street, Port Augusta, SA 5700**



**House For Sale**

Friday, 10 May 2024

13 Stoddart Street, Port Augusta, SA 5700

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Charmaine Budd

0428656181

**\$240,000 - \$250,000**

Discover the potential of 13 Stoddart Street, offering versatility and comfort. Built in 1960 on a 531m<sup>2</sup> allotment, this home presents an opportunity for investors or those looking to customise their living space. With five bedrooms and a functional layout, it's ready for immediate rental occupancy while allowing room for future upgrades. Inside, practical amenities like ducted reverse cycle air conditioning and roller shutters provide essential comfort and security. The property features a double carport at the front and a shed/garage, offering practical storage solutions for tenants or future owners. The backyard provides a blank canvas for potential improvements. Whether it's adding landscaping features or outdoor entertainment areas, there's space to personalise and enhance the outdoor living experience. For those with a vision for renovation, 13 Stoddart Street offers the opportunity to transform and modernise over time. Whether it's updating interiors or expanding living spaces, the potential for enhancement is within reach. Embrace the chance to make this property your own while enjoying the immediate returns of rental income. Contact Charmaine on 0428 656 181 for more information or inspection. Land: 531m<sup>2</sup> Year Built: 1960 Equivalent main area: 158m<sup>2</sup> Council Rates: \$2,323.66 pa (2023/24) Zoning: Suburban Neighbourhood Easements: No 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.