

**13 Tiara Street, Lightsview, SA 5085**



**House For Sale**

Tuesday, 19 March 2024

13 Tiara Street, Lightsview, SA 5085

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 109 m2**

**Type: House**



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**\$530,000 to \$550,000**

Have you been looking for the perfect "set and forget" investment property in the heart of bustling Lightsview? Well look no further than 13 Tiara Street! This two-storey loft home features two gorgeous bedrooms, each with Built-in-Robes. The Master enjoys a split-system, ceiling fan as well as private Ensuite, while the secondary Bedroom benefits from a separate and secondary downstairs bathroom. Built for entertaining, the open concept floor plan invites the Kitchen to the Dining and Living which itself extends with rear Courtyard and Garage access. Within five minutes your tenant(s) can take their kids to the Lightsview Adventure Playground or Lightsview Toddler Playground, enjoy the locally famous coffees of Jibbi & Co by the lake, or head to the The Lights Community and Sports Centre for their weekly game of social basketball, netball, volleyball or badminton. And with Stop 25 East Parkway a short five minute stroll away, city access has never been more convenient for shopping, university or entertainment. Property is currently tenanted for \$530 per week (5% Gross Yield!) until 05/01/2025!\*You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.