

**14 Brougham Place, Quorn, SA 5433**



**House For Sale**

Monday, 18 March 2024

14 Brougham Place, Quorn, SA 5433

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1175 m2**

**Type: House**



Charmaine Budd

0428656181

**\$230,000**

Introducing a charming property nestled on the outskirts of the picturesque town of Quorn, this delightful residence offers an ideal blend of comfort and convenience. Built in 2004, this cosy home features 2 bedrooms, 1 bathroom, and an open living dining kitchen area. Situated on a generous 1,175m<sup>2</sup> allotment (approx), the property presents ample space for outdoor activities and relaxation. The well-maintained yard adds to the property's charm, and the inclusion of a rainwater tank, plumbed to the house, is a great inclusion. Step outside onto the lovely deck, complete with a bar, perfect for entertaining or simply enjoying the tranquil surroundings. Additionally, the property is equipped with a split system air conditioner, offering year-round comfort. Currently, this neat and tidy little property is tenanted until January 2025, generating a rental income of \$240 per week, making it an attractive option for investors. Alternatively, it presents an excellent opportunity for those looking to eventually move in and embrace the relaxed lifestyle that Quorn has to offer. Don't miss out on the chance to own this property, perfectly positioned to enjoy the best of country living while still being within reach of all amenities. Embrace the charm and convenience of Quorn living - contact Charmaine on 0428 656 181 for more information or inspection. Land: 1,175m<sup>2</sup> (approx) Year Built: 2004 Equivalent main area: 74m<sup>2</sup> Council Rates: \$1,367.70 p.a. (2023/24) Zoning: Neighbourhood Easements: No Water available: Yes Sewer available: No (Septic System) 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.