

14 Rockdale Boulevard, Port Lincoln, SA 5606



Sold House

Thursday, 14 September 2023

14 Rockdale Boulevard, Port Lincoln, SA 5606

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House

\$410,000

Nestled in an elevated position in the heart of Port Lincoln, this solid brick veneer home offers a perfect blend of comfort and convenience. Say hello to a residence that ticks all the right boxes!

- 4 Bedrooms: Rest easy in spacious and cozy bedrooms that cater to the needs of the entire family. With ample natural light and comfortable layouts, sweet dreams are guaranteed.
- 2 Bathrooms: No more early morning queues! Enjoy the luxury of having two well-appointed bathrooms, making daily routines a breeze.
- 1 Garage with Direct Internal Access: Drive right into your own secure haven, with the convenience of direct access to the interior.
- Open Plan Living Areas: Experience the warmth and togetherness of open-plan living. Whether it's entertaining guests or relaxing with family, this inviting space adapts to your every need.
- Solid Concrete Foundation: Built to stand the test of time, this home's concrete foundation ensures stability and durability for years to come.
- Low Maintenance Grounds: Enjoy the beauty of a well-maintained garden without the hassle.
- Secure Fencing: Safety and privacy are paramount. Feel at ease knowing your property is enveloped in secure fencing, providing peace of mind for you and your loved ones.
- Tastefully Decorated & Well Presented: Offering a charming atmosphere for all.
- Tenanted on a Fixed-Term Lease: Ideal for savvy investors, this property is currently tenanted on a fixed-term lease, providing a stable income stream from day one. Current tenants: UNIVERSITY OF SOUTH AUSTRALIA

Bond received: \$2,040
Lease commencement date: 6/6/2016
Lease end date: 31/12/2024
Rent 1/1/2023 – 31/12/2023 \$800 per fortnight
Rent 1/1/2024 – 31/12/2024 \$850 per fortnight

A solid return and professionally managed by Kemp Real Estate, it takes the worry out of managing your investment property. Contact Jade Fraser to arrange an inspection: jade@kemprealestate.com.au

*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, boundary overlays, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.