

**16 Wolseley Terrace, Quorn, SA 5433**



**House For Sale**

Wednesday, 1 May 2024

16 Wolseley Terrace, Quorn, SA 5433

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 810 m2**

**Type: House**



Charmaine Budd

0428656181

**\$210,000**

Nestled within the serene confines of Quorn, this 1982-built property offers a canvas for those seeking a relaxed lifestyle and a project to make their own. Set on an 810m<sup>2</sup> allotment, the home beckons with its potential for personalization and enhancement. With three bedrooms and one bathroom, this property caters to small families or individuals looking for their first home. While the bathroom has been thoughtfully upgraded, the rest of the house awaits your creative touch, making it perfect for someone with a vision for revitalisation. The addition of solar power and rainwater plumbed to the house are great inclusions. Outdoor entertaining is made easy with a verandah at the side of the property, providing a space for gatherings and relaxation. Additional storage is provided by a shed at the rear, complemented by a double carport for convenient off-street parking. This property presents an ideal investment opportunity for various buyer profiles. Whether you're a first-time buyer looking to enter the market, an investor seeking rental returns, or someone with a keen eye for renovation projects, this home holds promise. Its tranquil location in Quorn, coupled with its fixer-upper potential, makes it an enticing prospect for those seeking to create their dream home in this lovely location. Don't miss out on the chance to unlock the full potential of this Quorn gem; contact Charmaine on 0428 656 181 for more information or inspection!

**FOR THE INVESTOR** Rent appraisal: \$300 - \$320 per week (Appraised 2nd May 2024) Rent return: 7.4% - 7.9% Land: 810m<sup>2</sup> Year Built: 1982 Equivalent main area: 93m<sup>2</sup> Council Rates: \$1,794.95 pa (2023/24) Zoning: Neighbourhood Easements: No Water available: Yes Sewer available: No 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.