

**18 Edinburgh Terrace, Port Augusta, SA 5700**



**House For Sale**

Saturday, 18 May 2024

18 Edinburgh Terrace, Port Augusta, SA 5700

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 405 m2**

**Type: House**



Charmaine Budd

0428656181

**\$165,000**

Unlock your entry into the property market or capitalise on a lucrative investment with 18 Edinburgh Terrace. Positioned as a start-up abode or an enticing rental prospect, this inviting half maisonette showcases 3 bedrooms and 1 bathroom within its 5 main room layout. Boasting a brick construction built in 1955, and set upon a 405m<sup>2</sup> allotment, it presents an ideal opportunity for first-time homebuyers seeking a solid foothold in real estate or astute investors scouting for promising ventures. For the savvy investor, this property boasts significant rental potential, with an estimated weekly rent ranging between \$250 - \$270. Such promising returns translate to an impressive rent yield of 7.8% - 8.5%, affirming its status as a sound investment opportunity worth serious consideration. Whether you're embarking on your property journey or expanding your investment portfolio, 18 Edinburgh Terrace offers a compelling proposition that shouldn't be overlooked. Contact Charmaine on 0428 656 181 for more information or inspection, and seize the chance to explore this promising property further.

FOR THE INVESTOR  
Rent appraisal: \$250 - \$270 per week (Appraised 14th May 2024)  
Rent return: 7.8% - 8.5%  
Land: 405m<sup>2</sup>  
Year Built: 1955  
Equivalent main area: 91m<sup>2</sup>  
Council Rates: \$2,168.25 p.a (2023/24)  
Zoning: Suburban Neighbourhood  
Easements: YES (Shared party wall - Further details in Form 1)  
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.