

2 Gibson Street, Port Augusta, SA 5700



Sold House

Tuesday, 12 March 2024

2 Gibson Street, Port Augusta, SA 5700

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 410 m2

Type: House



Charmaine Budd

0428656181

\$198,000

A unique property located in Port Augusta's CBD, we proudly present 2 Gibson Street which is full of opportunity. Everything is at your fingertips - with most shops, services, cafes and bakeries just a short walk away, and the Port Augusta Yacht Club and beach is right at your back doorstep. The property offers a neat two bedroom, 1 bathroom home along with a good sized shop to one side of the property. An ideal space for a business on the same block of land or the option to use as a sleepout/rumpus room - the choice is yours! This 1870's constructed home still showcases some of its true to period features - high ceilings, stained glass windows and timber floorboards. The kitchen has been upgraded and for a more modern and fresh look. For the investor, this property has been appraised at \$250 - \$280 per week for rent. (Appraised 3/8/2023) It is currently in a fixed lease until 19th December 2024. Location really is the key here! Contact Charmaine Budd on 0428 656 181 for more information or inspection! FOR THE INVESTOR Rent per week: \$230 Fixed tenancy: 21/12/23 - 19/12/24 Rent appraisal: \$250 - \$280 per week (Appraised 3/8/2023) Land: 410m² Year Built: 1870 Equivalent main area: 100m² Council Rates: \$2,256.20 pa (2023/24) Zoning: Suburban Activity Centre Land Use: Shop And Dwelling Easements: No Water available: Yes Sewer available: Yes 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.