

23 Scharfer Avenue, Kimba, SA 5641



House For Sale

Wednesday, 27 March 2024

23 Scharfer Avenue, Kimba, SA 5641

Bedrooms: 7

Bathrooms: 3

Parkings: 6

Area: 8187 m2

Type: House



Elaine Seal

Awaiting Price Guide

Situated in the heart of Kimba, halfway across Australia, this property offers an exceptional investment opportunity with not one, but two homes on a single title. Encompassing a sprawling 8,187m², this expansive property boasts convenience and potential.

Main House The primary residence, constructed in 1975, spans 169m² and exudes timeless charm. Built with sturdy brick and featuring a tiled front arched porch, this home offers a warm welcome. Step inside to discover a spacious lounge, main bedroom, and a kitchen/family room. The L-shaped lounge and dining area are complemented by a large wall reverse cycle air conditioner, ensuring comfort year-round. The kitchen is well-appointed with gas cooktop, stainless steel splash back, built-in electric wall oven, and ample storage space. The main bedroom features a walk-in robe and ensuite, while the remaining bedrooms offer built-in robes or flexible office space. A laundry with external access, entertainment area/carport, a 9m x 6m double garage and 2 x 5000g tanks, complete the picture.

Secondary Home A separate transportable home is located down a long driveway behind the main house along with a relatively new double Colourbond shed. This home has a rendered exterior and wooden ramp leading to the front door, offering convenience and privacy. Inside, three bedrooms and a lounge boast individual reverse cycle air conditioners for personalized comfort. The kitchen/dining areas are functional with vinyl floors and essential appliances. A roomy bathroom and laundry with external access to the gravelled rear yard ensure practical living.

Investment Potential With both homes currently tenanted, this property presents a fantastic investment opportunity. Whether you choose to live in one and rent out the other or retain both as rental properties, the options are endless. Additionally, the property's proximity to the town's Shops, School, Sporting Facilities, Community Park, Public Swimming Pool, and playground enhances its desirability.

Act Now With properties in Kimba in high demand, this unique offering won't last long. Don't miss out on the chance to own a dual-home investment in this thriving community. Contact Elaine today to arrange a viewing or obtain a letter of offer form. Don't miss this chance to secure your slice of Kimba's property market with this rare dual-home investment opportunity.