

**25-27 Nicholson Terrace, Port Augusta, SA 5700**



**Sold House**

Wednesday, 20 March 2024

25-27 Nicholson Terrace, Port Augusta, SA 5700

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1194 m2**

**Type: House**



Charmaine Budd  
0428656181

**\$276,000**

Welcome to 25 & 27 Nicholson Terrace, offering a double maisonette layout and enduring brick construction since 1955. This property presents two residences in one, ideal for dual rental income. Its sturdy brick exterior ensures durability and minimal maintenance. With a generous 1,194m<sup>2</sup> allotment (approx), there's ample space for outdoor enjoyment or future expansion opportunities. 25 Nicholson Terrace features a periodic tenancy, while 27 Nicholson Terrace offers fixed tenancy until December 2024. An attractive investment opportunity, 25 & 27 Nicholson Terrace combines dual residence setup and sturdy construction. Don't miss out - contact Charmaine on 0428 656 181 for more information or inspection!

**FOR THE INVESTOR**  
25 Nicholson Tce: Periodic tenancy starting 13/9/2021. Rent per week: \$185 (payable fortnightly - \$370)  
27 Nicholson Tce: Fixed Tenancy: 21/12/2023 - 18/12/2024. Rent per week: \$210. Rent return: 7.9%  
Land: 1,194m<sup>2</sup> (approx). Year Built: 1955. Equivalent main area: 96m<sup>2</sup> (per dwelling). Council Rates: 25 Nicholson Tce: \$2,258.69 p.a. (2023/24) / 27 Nicholson Tce: \$2,247.45 p.a. (2023/24). Zoning: Suburban Neighbourhood. Easements: No. Water available: Yes. Sewer available: No (Septic System).  
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