

28B Bridge Street, Balhannah, SA 5242

ADCOCK

Sold House

Saturday, 12 August 2023

28B Bridge Street, Balhannah, SA 5242

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 553 m2

Type: House



Nikki Seppelt
0883884777

\$552,000

What's better than a cottage style abode that brings acres of serene play space virtually to your back door? Instant rental returns from your nature-bound Balhannah investment. And nestled on a leafy 553sqm allotment, this 1980s 3-bedder's backyard blends into the beauty beyond, adding a north-facing verandah for box seat views and gated access to the park; wellbeing guaranteed. As for the home, see out the fixed term tenancy (expiring in February 2024) and let loose with a sweep of value-adding upgrades to fully maximise its potential – for the debut buyer, empty nester or investor, a simple spruce will reveal all. A revelation of open plan living upon entry, bountiful sunlight, an all-electric kitchen with an interconnecting servery, and sliding glass doors making a pivotal beeline for the big-ticket council reserve you overlook – the park that feels like yours. All 3 carpeted bedrooms offer built-in robes, the master making the most of its backdrop, while the family bathroom – already remodelled – creates a neutral base for the cosmetic tweaks you can apply elsewhere, post tenancy. B is for so much more than Balhannah – it's for breathing space, bike rides, and boutique wineries from a close-to-town breakaway that makes a brilliant blank canvas investment...Bring it on! North-facing rear aspect with blissful park views Nature-bound 553sqm* allotment Single carport & ample off-street parking Gas space heater | ducted evaporative cooling | ceiling fans Upgraded family bathroom. Wool/synthetic roof insulation Twin adjoining sheds (totalling 6m x 3m) each with concrete floors Fixed term tenancy in place until 8.2.2024 @ \$360pw. Close to town amenities

*Measurements approx. Property Information: Title Reference: 5406/741 Zoning: Township Year Built: 1985 Council Rates: \$1,872.95 per annum Water Rates: \$192.78 per quarter Current rental assessment: \$420 - \$440 per week with a fresh coat of paint and new carpets. Tenancy Details: Fixed term until 8.2.2024 Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Please note: some images have been virtually staged to better showcase the true potential of rooms/space and to respect occupiers' privacy. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.