

29 Nicholson Terrace, Port Augusta, SA 5700



House For Sale

Thursday, 18 April 2024

29 Nicholson Terrace, Port Augusta, SA 5700

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 660 m2

Type: House



Charmaine Budd

0428656181

\$230,000

Nestled in Nicholson Terrace, this 1956-built residence offers a foundation for investment or homeownership. Currently under a fixed tenancy until December 2024, this property is an enticing prospect for investors seeking immediate returns or first-time buyers looking to establish roots in Port Augusta. Featuring four bedrooms and one bathroom, this home provides a good space for individuals or couples. The carport, tucked behind a roller door, and the garage/shed at the rear offer ample storage and parking space, while roller shutters enhance security and privacy. A good portion of the backyard is paved, providing low-maintenance outdoor living and entertainment areas. Whether you're looking to expand your investment portfolio or find your first home, 29 Nicholson Terrace presents a promising opportunity to embrace the potential and make it your own. Contact Charmaine on 0428 656 181 for more information or inspection.

FOR THE INVESTOR Fixed tenancy: 11/12/2023 - 10/12/2024 Rent per week: \$300 Rent appraisal: \$300 - \$315 per week (Appraised 17th April 2024) Rent return: 6.7% - 7.1% Land: 660m² (approx) Year Built: 1956 Equivalent main area: 89m² Council Rates: \$2,691.51 pa (2023/24) Zoning: Suburban Neighbourhood Easements: No 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.