

30 Donaldson Terrace, Port Augusta West, SA 5700



House For Sale

Friday, 3 May 2024

30 Donaldson Terrace, Port Augusta West, SA 5700

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 756 m2

Type: House



Charmaine Budd

0428656181

\$285,000

Nestled on an approximate 756m² allotment in Port Augusta West, this charming 1970s brick home presents an enticing prospect for both first-time buyers and seasoned investors alike. Spread across a generous floor plan, this residence features 3 bedrooms, 2 bathrooms, and multiple living/dining areas, offering flexibility for various lifestyles. Each bedroom is thoughtfully designed, with the main bedroom boasting a walk-in robe and ensuite, while the second bedroom includes a convenient built-in robe. Split systems in bedrooms 1 and 2, as well as in the main living area, ensure comfortable living throughout the year. For the investor, this property is currently in a fixed tenancy until August 2024, generating \$350 per week. The kitchen is equipped with ample cupboard and bench space, complemented by conveniences such as a dishwasher, built-in oven, and separate cooktop. Step outside through glass sliding doors to the backyard, where a large undercover entertaining area and a well-established garden await your enjoyment. Contact Charmaine on 0428 656 181 for more information or inspection.

FOR THE INVESTOR Fixed tenancy: 1/9/2023 - 29/8/2024 Rent per week: \$350 Rent appraisal: \$340 - \$370 per week (Appraised 18th April 2024) Rent return: 6.2% - 6.7% Land: 756m² (approx) Year Built: 1973 Equivalent main area: 179m² Council Rates: \$2,632.81 pa (2023/24) Zoning: Suburban Neighbourhood Easements: Yes 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.