

# 4 Mitford Court, Port Augusta West, SA 5700



## Sold Unit

Saturday, 11 November 2023

4 Mitford Court, Port Augusta West, SA 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Unit



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**\$209,000**

Introducing a contemporary lifestyle opportunity nestled within a modest complex and private cul de sac. This neat and tidy Strata/Community titled, brick veneer unit presents an unparalleled blend of comfort, style, and ease. Perfectly suited to both discerning homeowners and/or astute investors. Currently tenanted to 10/07/2024 - \$300 per week rent. Equates to approx 8.2% gross return on full purchase price. Body Corporate Administration Fund Fee - approx \$308 per quarter Body Corporate Sinking Fund - approx \$65 per quarter 23/24 Council Rates - \$2,211.24 p.a. This unit features a quaint picket fence and off-street parking, 3 bedrooms with ceiling fans, split system a/c and BIR to master, cosy living room also with split system air-conditioner, combined kitchen/dining, tiled bathroom, full length paved undercover entertainment area and garage. With low maintenance landscaping and a secure, private setting, this unit offers a seamless indoor-outdoor flow, perfect for those who appreciate both comfort and privacy. Whether you seek a permanent residence or a savvy investment opportunity, this Strata/Community Titled unit is a rare find.