

**42 Chinnery Street, Port Augusta West, SA 5700**



**House For Sale**

Saturday, 6 April 2024

42 Chinnery Street, Port Augusta West, SA 5700

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 796 m2**

**Type: House**



Bensil Mohamed

0434909365

## BEST OFFERS

Welcome to 42 Chinnery St, Port Augusta West, a fantastic investment property offering a gross return of approximately 6.5% on the full purchase price. This well-maintained 3-bedroom home, built around 1982, is currently tenanted with a beautiful long term tenant, providing a stable income stream of \$325 per week. Upon entry, you are greeted by a private entry leading to the living room, which features a split system air-conditioner and a large front window, allowing ample natural light to fill the space. The combined dining and kitchen area boasts upgraded kitchen cabinetry, creating a modern and functional space for cooking and dining. The property also includes a separate laundry, a nicely tiled bathroom, a separate toilet, and convenient 3-door linen storage, ensuring ample storage space for residents. Externally, the home offers a spacious undercover entertainment area and a Shed, perfect for hosting gatherings or relaxing outdoors. The area extends around one side of the home, providing secure parking behind the electric roller door. The property sits on a low-maintenance allotment of approximately 796m<sup>2</sup>, complete with a garden shed and fully fenced yard. Conveniently located, this property is within walking distance of Flinders View Schooling, making it an ideal choice for families with children. Don't miss out on this excellent opportunity! Contact us today to arrange a viewing. - Currently tenanted with a beautiful long-term tenant - \$325 per week - Little to no maintenance house - Private entry - Living room with split system air-conditioner - Large front window permitting ample natural light - Combined dining & kitchen with upgraded kitchen cabinetry - Laundry - Nicely tiled bathroom - Huge undercover entertainment area - Secure parking behind electric roller door - Low maintenance approx. 796m<sup>2</sup> allotment - Garden shed - Fully fenced yard - Convenient location near Flinders View Schooling. Please feel free to submit your best offer using our offer form link available for easy access :

<https://form.jotform.com/231292505165452> Nestled Centrally in a tranquil area of Port Augusta, this meticulously maintained property offers an ideal living space for families. The property ensures easy access to the Flinders Ranges and Adelaide via highway, while also benefiting from the convenience of nearby amenities such as Cinemas, parks, playgrounds, deli etc all by foot. To explore this unique property further or to schedule a private viewing, please contact Bensil Mohamed - eXp Realty at 0434 909 365 or [bensil.mohamed@expaustralia.com.au](mailto:bensil.mohamed@expaustralia.com.au) Any Offers welcome on this property, Please use the offer link <https://form.jotform.com/231292505165452> RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify and ensure the accuracy of the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their investigations and make relevant enquiries to verify the information contained here