

56 Hospital Road, Port Augusta, SA 5700



House For Sale

Tuesday, 2 April 2024

56 Hospital Road, Port Augusta, SA 5700

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 933 m2

Type: House



Charmaine Budd

0428656181

\$225,000

Conveniently located in a popular area, this property offers proximity to essential amenities and services. Ideal for individuals working in healthcare at the nearby hospital, the location provides ease of access to work and local facilities. This property presents an excellent opportunity for both investors and first-home buyers alike. With a potential return of 7.8%, it's an attractive option for those looking to expand their investment portfolio. Alternatively, for first-time homebuyers, this property offers affordability and plenty of potential. FOR THE INVESTOR Periodic Tenancy Starting: 3/8/2023 Rent Per Week: \$290 Updated Rent Appraisal: \$310 - \$340 per week (Appraised 2/4/2024) Rent Return: 7.1% - 7.8% The layout includes a separate lounge for relaxation and privacy, while the joint dining and kitchen area provide a cosy space for meals. The addition of roller shutters ensures security and peace of mind. Outside, the carport and shedding offer practical storage solutions. Recent upgrades include a new electric roller door on the garage and a new electric hot water system. Don't miss out on the chance to secure this property in a popular location, whether as a promising investment or an inviting first home. Contact Charmaine on 0428 656 181 for more information or inspection. Land: 933m² Year Built: 1949 Equivalent main area: 92m² Council Rates: \$2,556.61 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.