

**6 Sixth Avenue, Naracoorte, SA 5271**



**Sold House**

Saturday, 23 September 2023

6 Sixth Avenue, Naracoorte, SA 5271

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 831 m2**

**Type: House**



Lee Curnow

**\$220,000**

Neat, tidy and low maintenance sums up this 3 bedroom timber framed home on a corner block of 831m<sup>2</sup>. The home has been recently repainted inside and out as well as new carpet laid. Maintenance jobs have been attended to in preparation for the property's sale, so you can just move in and enjoy. Three carpeted bedrooms are all of good size. The living room with new carpet is heated and cooled by a split system air conditioner and flows into the dining/kitchen area. The updated kitchen has electric appliances, the neat bathroom has a shower. The toilet is separate and accessed through the laundry. Rainwater for drinking is available from a new modular tank at the rear of the home. There is a separate single car garage as well as plenty of parking space on a dual access driveway. The property is well located within walking distance of the Naracoorte South Primary School, medical facilities and the Memorial Parklands precinct. Currently tenanted at \$280 per week in a fixed lease until 28/08/2023. As an investment or a first home, this one fits the bill. Properties at this price point have been moving quickly, contact Lee Curnow on 0427 620 864 to book your inspection today. Council: Naracoorte Lucindale Council Rates: \$1,304.36 per annum CT: 5733/514 Land Size: 831m<sup>2</sup> Zoning: Neighbourhood Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833